



PYRFORD

£870,000

We are pleased to present this charming detached family residence, perfectly situated in a highly sought-after location, just a short walk from local amenities and schools.

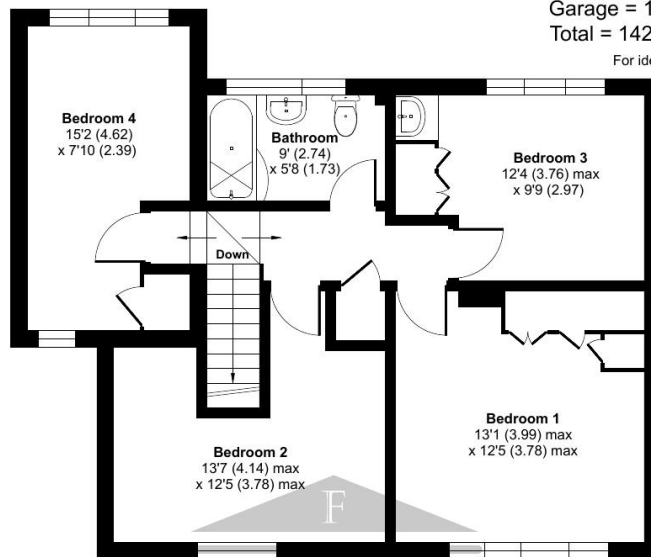
Lovelace Drive, Pyrford, Woking, GU22

Approximate Area = 1311 sq ft / 121.7 sq m

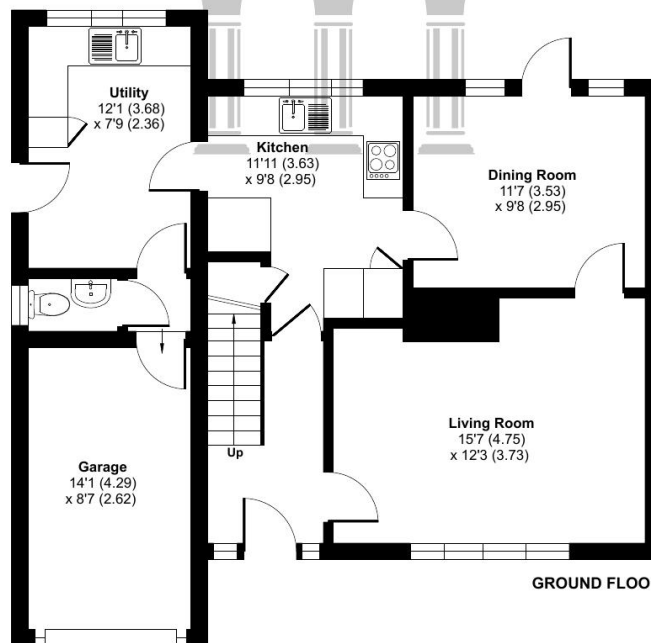
Garage = 116 sq ft / 10.7 sq m

Total = 1427 sq ft / 132.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Lovelace Drive, Pyrford, Woking, Surrey, GU22

- **Detached Family Residence**
- **Well Appointed Kitchen**
- **Spacious Reception Room**
- **Separate Family Room**
- **Large Utility Room**
- **Four Double Bedrooms**
- **Secluded Rear Garden**
- **Integral Garage**

We are pleased to present this charming detached family residence, perfectly situated in a highly sought-after location, just a short walk from local amenities and schools.

This spacious home offers a well-appointed kitchen, alongside a large utility room with convenient access to the integral garage. The ground floor features a generous reception room, perfect for entertaining or relaxing, as well as a separate family room providing additional space for a home office or play area. Upstairs, the property boasts four double bedrooms, each offering ample space and comfort, along with a family bathroom.

The outside of the property is equally impressive, with a beautifully maintained, mature garden to the rear, offering a peaceful and secluded retreat. To the front, a driveway provides off-street parking, complemented by the integral garage for added convenience. This residence is a perfect blend of space, location, and functionality, ideal for family living.

Ideally located within easy access to both West Byfleet and Woking Town Centre with their respective mainline train stations, making it an ideal choice for commuters. West Byfleet, a charming commuter town, boasts a vibrant town centre with a mix of high street chains, unique boutiques, and a Waitrose supermarket. West Byfleet mainline train station ensures swift and frequent connections to London Waterloo, while Woking, a cosmopolitan town with a rich history, is easily reachable, providing additional commuting options. For extensive amenities and cultural experiences, the historic town of Guildford, approximately 9 miles away, offers a full range of shops, restaurants, and entertainment venues such as G Live, The Electric Theatre, and The Yvonne Arnaud Theatre. The surrounding picturesque countryside offers an idyllic setting for walking, cycling, and horse riding, while an abundance of renowned golf courses including The Wisley, Wentworth, and Queens Wood are just a stone's throw away, with Pyrford, West Byfleet, and New Zealand golf courses also in close proximity. Furthermore, the area provides a wealth of educational opportunities, including a variety of primary and secondary state schools and a wide selection of independent schools, making it an all-encompassing and desirable place to call home.

Council Tax Band G - EPC Rating D - Tenure: Freehold



