

9, Hayes Barton, Pyrford, Surrey. GU22 8NH

Asking Price: £950,000

Gascoigne-Pees













A deceptively spacious four-bedroom detached family home, ideally situated at the end of a popular cul-de-sac, positioned between Woking and West Byfleet and just a short stroll from Pyrford Common and woodland walks, perfect for dog owners and those who enjoy the outdoors.

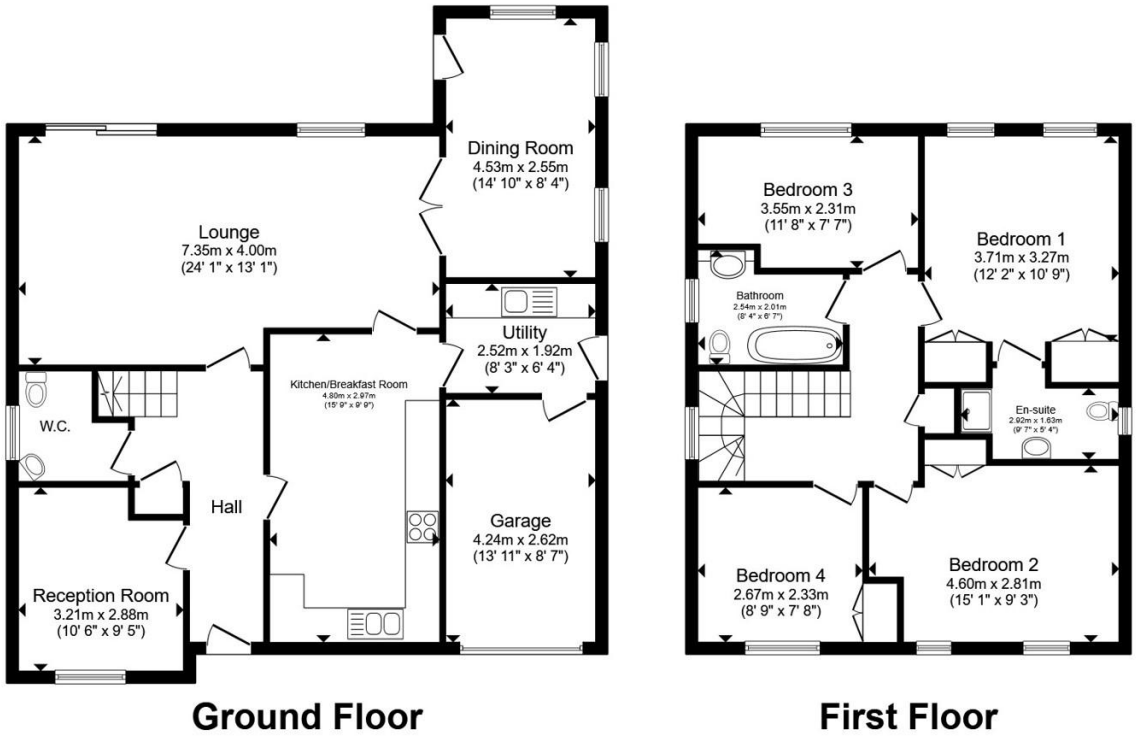
This attractive home offers well-balanced and versatile accommodation throughout. The impressive living room enjoys delightful views over the rear garden. The ground floor also features a separate kitchen, utility room, and a versatile office/playroom, ideal for modern family living. A cloakroom/WC completes the ground floor accommodation. Upstairs, the property boasts a superb principal bedroom with en-suite facilities, together with three further generously proportioned bedrooms and a well-appointed family bathroom.

The gardens are a particularly appealing feature of the property. To the front, a paved driveway provides off-street parking and is complemented by a lawned area with mature flower and shrub borders. The secluded rear garden is beautifully maintained, The property also benefits from a single garage and additional parking to the front.

Hayes Barton is conveniently located within easy reach of both Woking and West Byfleet mainline railway stations, providing fast and frequent services to London Waterloo in under 30 minutes. The nearby A3 and M25 (Junction 10) offer excellent road links to London, the South Coast, Heathrow, and Gatwick airports.







Ground Floor

First Floor

Total floor area 160.7 m² (1,730 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **G**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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