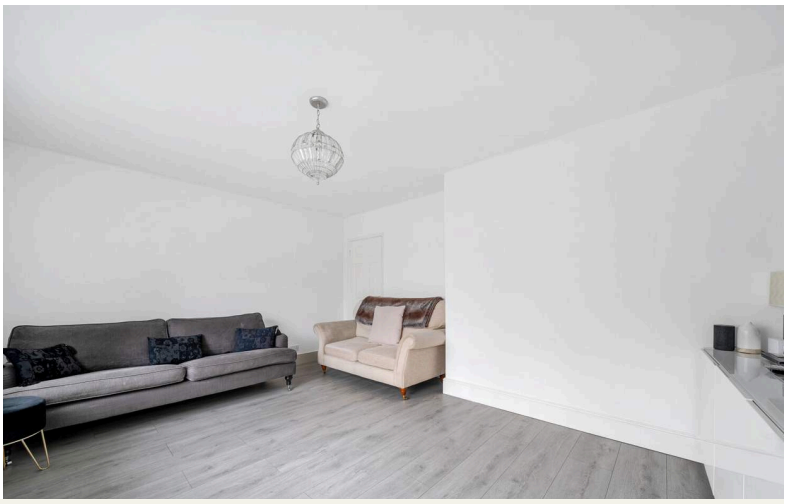
CURCHODS







44 Lincoln Drive

Pyrford, Surrey, GU22 8RR

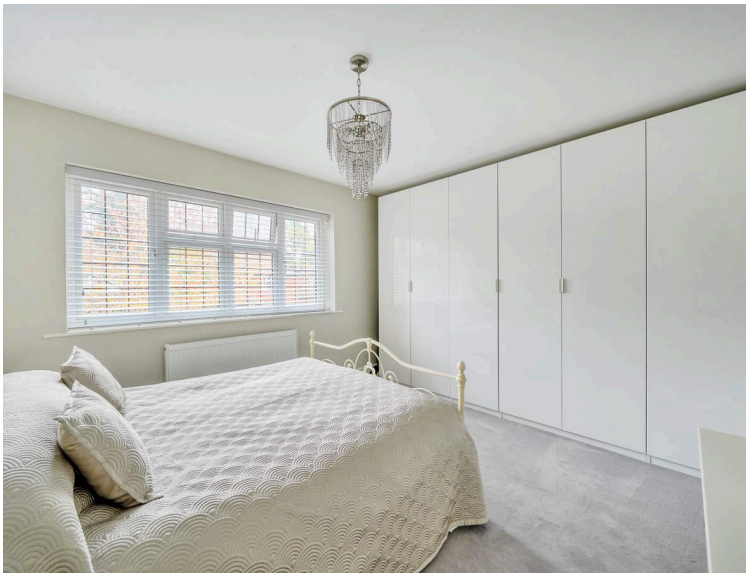
4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Guide Price £875,000

Freehold



If you are looking for the ideal family home then look no further. This substantial four bedroom detached property is located in a hugely popular area of Pyrford due to its proximity to West Byfleet town centre, train station and many popular local schools. Internally, the property has been updated and modernised to a fantastic standard and over the years has been extended to provide that all-important extra space. The accommodation caters admirably for modern-day living. Its bright interior combined with its generous plot will make this a real contender. In its current layout there are three double bedrooms on the first room with a separate store room. There is an extra room downstairs which could easily be used as bedroom four. In addition, there is a generous lounge, an extremely spacious dining room, a modern kitchen which leads to a large utility room and shower room. There is also a stylish, modern bathroom which concludes this wonderful home.





Key Features

- Four bedrooms with family bathroom upstairs and shower room downstairs
- Two separate reception rooms
- Utility room
- Good sized plot with ample off street parking
- Convenient for West Byfleet town centre and main line station
- Handy for the M25 and A3
- Many popular schools within the area

Location

Situated at the heart of Pyrford, close to West Byfleet with its many popular restaurants and shops, including Waitrose. Train stations at West Byfleet and Woking provide a fast and frequent service to London Waterloo. The A3 and M25 are easily accessible, providing convenient access to London, Heathrow, and Gatwick airports. An excellent selection of schools are close by in both the private and state sectors. Woking centre is less than 3 miles away with its wide range of shops, restaurants, theatres, and a cinema. Within the area, there are many delightful countryside walks, riding clubs and a Nuffield Health Club. The famous RHS gardens at Wisley are only a short drive away. There are many excellent golf courses nearby.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals.

EPC D | Council Tax Band F

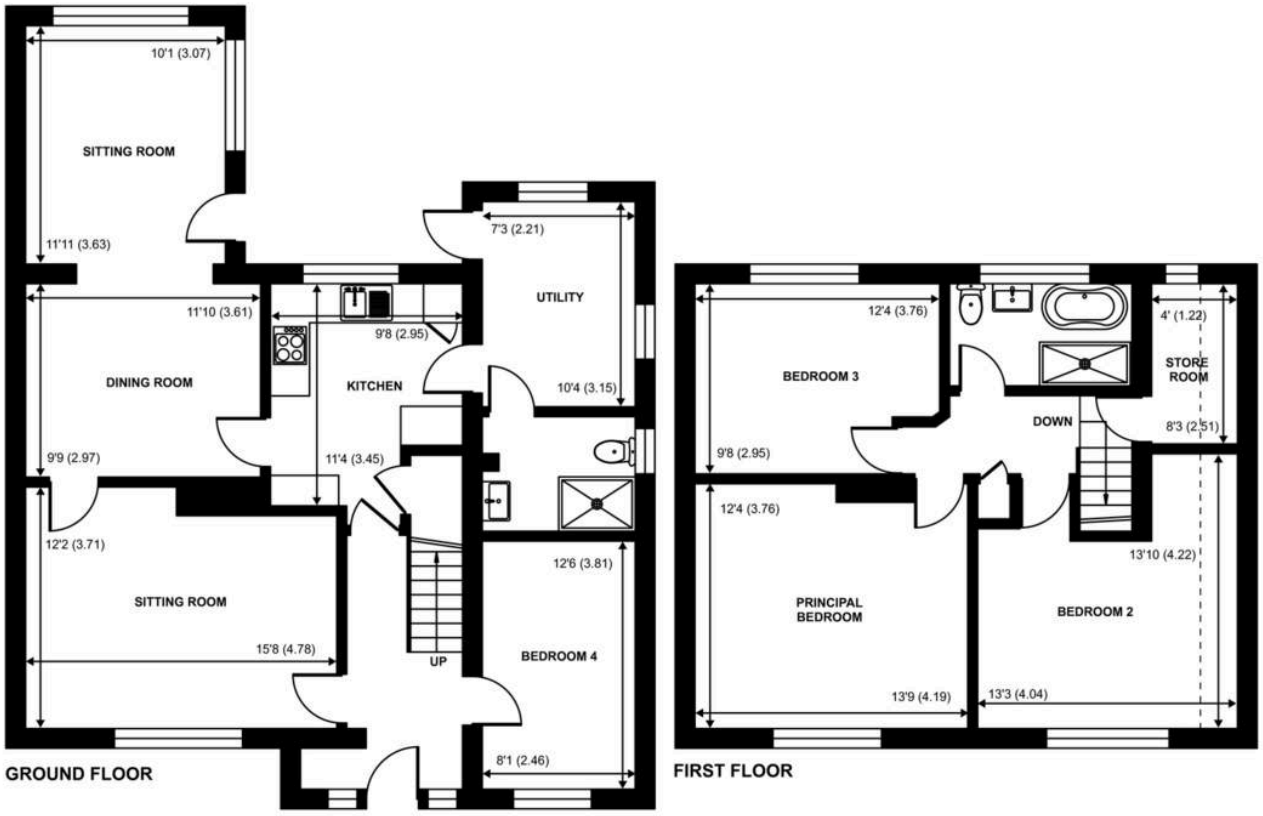






CURCHODS

Approximate Area = 1472 sq ft / 136.7 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Total = 1514 sq ft / 140.6 sq m
For identification only - Not to scale
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1540482

01932 350011 | west-byfleet@curchods.com
56, Station Approach, West Byfleet, Surrey, KT14 6NE

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.
Reference: CWB230111

arla | propertymark PROTECTED
naea | propertymark PROTECTED
TENANCY DEPOSIT SCHEME PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK