



Norfolk Farm Road, Woking



A stunning family home in Pyrford.

This detached family home has been fully extended and renovated to an exceptional standard.

Upon entry into the wide hallway, there is are two spacious reception rooms to either side, currently used as a snug and a children's playroom. The hallway gives way to a spectacular open-plan kitchen, living and dining room, with sleek Cortizo sliding doors onto the large, secluded garden. This is most certainly the heart of this family home, and the finish is of top quality with Mandarin stone flooring, underfloor heating and Cat 6 cabling throughout. The ground floor further benefits from a games room (which could be used flexibly), a utility room and a guest cloakroom.

The first floor hosts two double en-suite bedrooms with fitted wardrobes. There are two further double bedrooms, a single bedroom and a contemporary family bathroom.

The garden hosts a luxurious studio, which would make for an excellent home office. There is a driveway for several cars and loft storage.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax band: G









Local area

West Byfleet is 1.5 miles from the property and is about to undergo a £200m regeneration, with a plan to redevelop the existing shopping centre and provide new community facilities. This will compliment the already extensive amenities that are on offer locally including multiple golf courses, David Lloyd and Nufield Gyms, equestrian centres and Basingstoke canal offering the array of water activities.

Weybridge is a short distance further, with its wide range of boutique shops and restaurants. The town centre offers everyday conveniences including Waitrose and a number of cafes, pubs, and restaurants, along with the River Thames. The town has a number of leisure pursuits including St Georges Hill Tennis Club and Golf Club, Burhill Golf Club, Mercedes Benz World, and The Brooklands Museum.

Woking is approximately 1.5 miles away which also has exceptional access into central London, with a regular, fast trainline taking you to London Waterloo in just 24 minutes. West Byfleet and Weybridge are also conveniently located 2 and 5 miles away respectively.

The M25 & A3 are easily accessible, as are Gatwick and Heathrow stations.



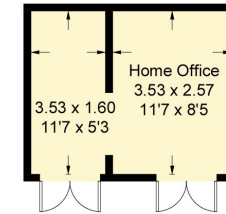
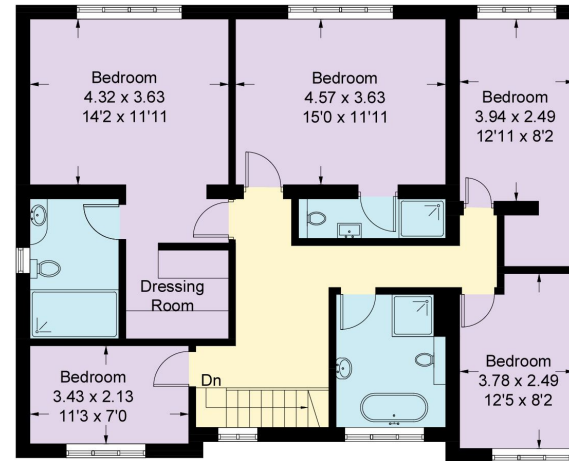
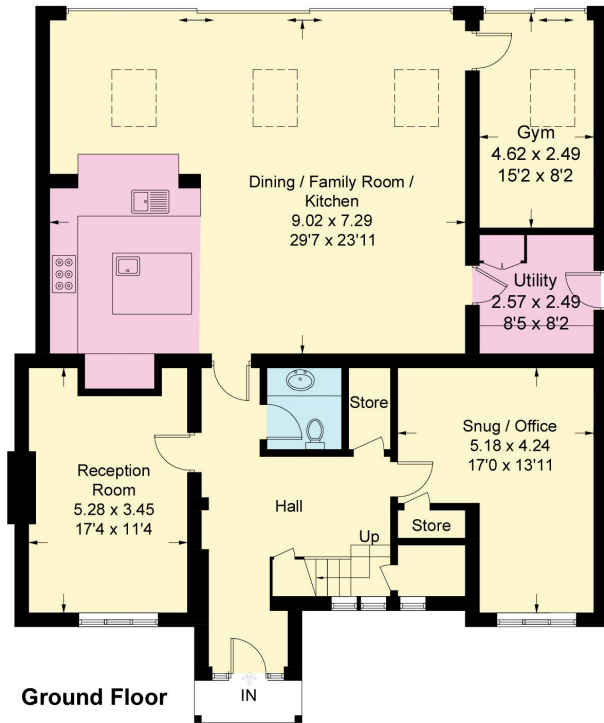


Norfolk Farm Road, GU22

Approximate Gross Internal Area = 265.1 sq m / 2854 sq ft

Home Office = 15.5 sq m / 167 sq ft

Total = 280.6 sq m / 3021 sq ft



(Not Shown In Actual Location / Orientation)

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2022. Photographs and videos dated July 2022.

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