



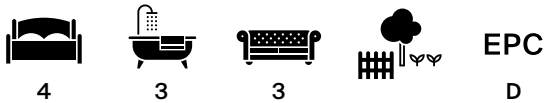
Pine Tree Hill, Woking





A stylishly refurbished house in a quiet Pyrford road.

Immaculately renovated throughout, this beautiful family home is located on a pretty tree lined street in central Pyrford, close to Woking and West Byfleet centres. Fully extended, the heart of the home is undoubtedly a generous open plan kitchen, dining and living room which is 30 feet by 31 feet with double French doors to a decked terrace and wonderful large garden.



Tenure
Freehold

Local Authority
Woking Borough Council

Council Tax
Band G



The kitchen features integrated appliances, a range hob and a Belfast sink. There is a large central island with counter seating for four. The panelled dining area is large enough for a 10-12 seater dining table and has built in storage alongside. There is a utility room with a door from the kitchen, which in turn leads to a practical boot room. There is a spacious home office to the front of the house and a separate playroom. The entire ground floor benefits from a hot water underfloor heating system.





Two bedrooms have an en suite shower room, whilst bedrooms three and four share a pretty family bathroom with a semi freestanding combination bath and shower.



The rear garden has several zones for entertaining, the raised decked terrace comes off the kitchen down to a patio area, which would be perfect for an outdoor kitchen area.

The garden has been landscaped and planted with laurels for screening and privacy. Towards the end of the garden is a gravelled sofa/lounge area and a children's play area. To the front of the property the gravel driveway has parking for several cars.

Location

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 Nuffield Gyms, equestrian centres and Basingstoke canal offering the array of water activities.

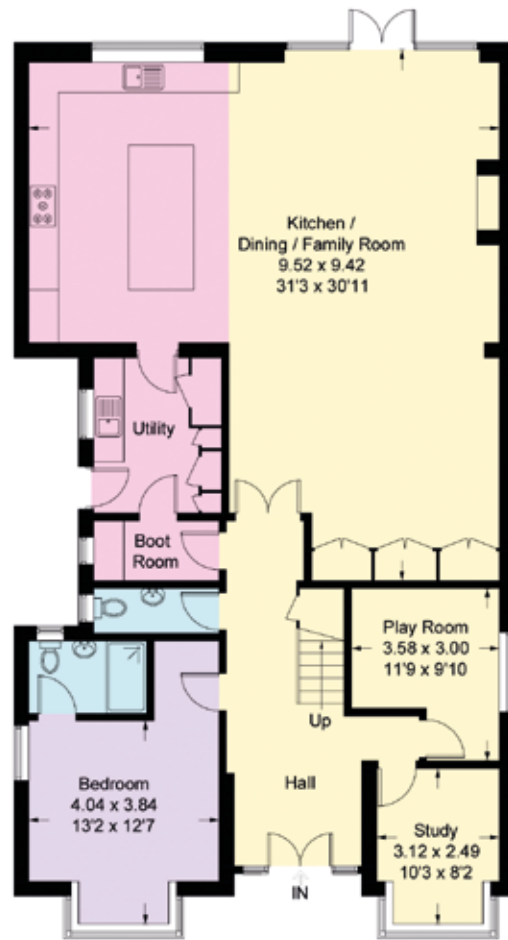
Weybridge is a short distance further, with its wide range of boutique shops and restaurants. The town centre offers everyday conveniences including Waitrose and a number of cafes, pubs, and restaurants, along with the River Thames. The town has a number of leisure pursuits including St Georges Hill 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 and several trains per hour. West Byfleet and Weybridge Stations are also conveniently located 1.5 and 5 miles away respectively. The M25 & A3 are easily accessible, as are Gatwick and Heathrow airports.

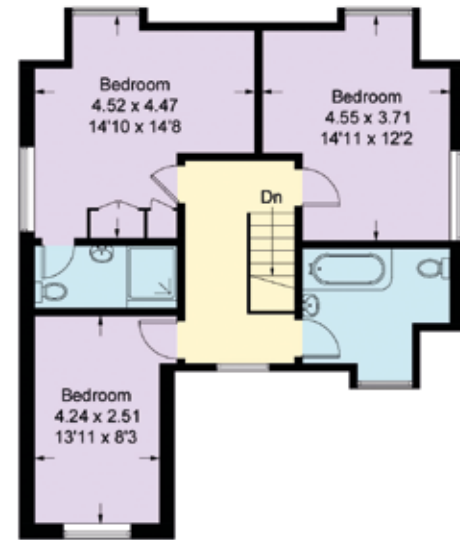


Approximate Gross Internal Floor Area
 = 218.5 sq m / 2353 sq ft
 Store = 8.8 sq m / 95 sq ft
 Garden Workshop = 10 sq m / 108 sq ft
 Total = 237.3 sq m / 2556 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Knight Frank Weybridge
 20 High Street

Weybridge
 KT13 8AB

knightfrank.co.uk

We would be delighted to tell you more

Natalie Berthiaud
 01932 548002

natalie.berthiaud@knightfrank.com

Matthew Scott
 01932 548001

matthew.scott@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group

Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com