



26 Elveden Close, Pyrford, GU22 8XA

£2,250 Per Month

- Three bedroom family home
- Tranquil views
- Solar panels
- Close to Pyrford Primary School
- Available now

26 Elveden Close, Pyrford GU22 8XA

Nestled in the serene surroundings of Elveden Close, this charming three-bedroom family home is now available for immediate occupancy. The property boasts tranquil views that create a peaceful atmosphere, perfect for family living.

As you step inside, you will find a welcoming space that is ideal for both relaxation and entertaining. The well-proportioned bedrooms offer ample space for family members or guests.

The location of this home is particularly appealing, as it combines the benefits of a quiet neighbourhood with convenient access to local amenities.



Council Tax Band: D



Front garden

The front garden is set behind a brick wall mostly laid to lawn with pretty flower beds and footpath to front door.

Entrance

Carpeted entrance hall with radiator, ceiling light, smoke alarm, coat hooks and doors leading to all rooms.

Lounge

Light and bright lounge with a full width double glazed window overlooking the front garden, feature fireplace with wood surround, central ceiling light, radiator and carpet.

Kitchen/Dining room

Spacious kitchen with matching white eye and base level cupboards, formica work top and tiled splash back. Four burner gas hob, electric oven, washing machine and tall fridge/freezer. Stainless steel sink and drainer, tiled floor, double glazed window and door leading to the conservatory.

Conservatory

Spacious conservatory with wood floor, electric fireplace, patio doors to the garden, side access door and further door leading to the bathroom.

Downstairs bathroom

White bathroom suite comprising of a panel bath with shower attachment and screen, low level toilet and hand basin. Vinyl flooring, double glazed window with obscured glass and floor to ceiling storage cupboard with shelves.

Stairs and landing

Carpeted staircase leading to the first floor and landing with loft access and doors leading to the bedrooms and bathroom.

Master bedroom

Larger than average master bedroom situated at the front of the property with radiator, ceiling light, double glazed window, carpet and storage cupboard housing the water tank and shelves.

Bedroom two

Situated at the rear of the property, this good size double bedroom benefits from amazing views of the fields and rear garden. Carpet, radiator, central ceiling light and double glazed window.

Bedroom three

Adjacent to the master bedroom with a double glazed window, carpet, radiator and central ceiling light.

Bathroom

White bathroom suite comprising of a low level toilet, hand basin, panel bath with shower and curved screen. Part tiled walls. Double glazed window with obscured glass, radiator, ceiling light and vinyl flooring.

Garden

Enclosed rear garden with patio area, slate filled borders with shrubs, lawn area and amazing views of the fields. Excluding shed.







Directions

West Byfleet Head east Turn left towards Old Woking Rd/A245 Turn left onto Old Woking Rd/A245 Turn left onto Pyrford Rd Turn right onto Elveden Cl Elveden Close, Pyrford

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Floor Area - 1094 sq/ft - 101.7 sq/mtr