



## Pyrford



**£199,950.00**

Fantastic opportunity to purchase this park home located on this popular site ideally situated for Byfleet, West Byfleet & New Haw and must be viewed to be fully appreciated, the current owner has improved and maintained to an extremely high standard and benefits from:

- \* Modern fitted kitchen/Dining room \*Lounge
- \* Modern fitted shower room \*Parking
- \*2 Double Bedrooms \*No age restriction

The home really must be seen to fully appreciate the accommodation and location.

**01932 859898**

**FREE NO OBLIGATION VALUATION**

**[www.edward-barclay.co.uk](http://www.edward-barclay.co.uk)**

LOUNGE: 13'4" x 9'10" (Max) 2 side aspect double glazed windows, radiator, feature fireplace, coving, vaulted ceilings.

KITCHEN/  
DINING ROOM: 10'10" x 9'10" (including depth of units) Side aspect double glazed windows, eye and base level units, 1½ bowl sink/drainers, built in oven, hob and extractor fan, space and plumbing for a washing machine, space for a fridge/freezer, space for a tumble dryer, power points, part tiled walls, radiator, laminated worktop, space for an upright fridge/freezer, vaulted ceiling.

BEDROOM 1: 10'5" x 9'8" (max), side aspect double glazed window, radiator, power points, coving to the ceiling.

BEDROOM 2: 9'10" x 9'10" (max) double glazed window, radiator, power points, coving to the ceiling, built in wardrobe with hanging space and storage.

SHOWER ROOM: Corner shower cubicle, toilet, panel enclosed bath with mixer taps, toilet, Wash hand basin inset into vanity unit with storage, part tiled walls, Heated towel rail.

OUTSIDE: Allocated parking

While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fittings or new carpets etc. These are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.