

Winkworth

Lincoln Drive, Pyrford, Surrey, GU22 8RR





A fantastic three bedroom detached house with excellent potential to modernise and extend, subject to local planning consents. Situated on a large corner plot and offered to the market with no onward chain, the property comprises approximately 1,313 sq. ft. over two floors. At the front there is substantial off-street parking and the rear offers a large private garden which wraps around the house on three sides. Currently accommodation includes a spacious reception room, separate kitchen and utility room, three bedrooms and a bathroom. Further benefits include an integrated garage.

Located in one of Pyrford's highly regarded residential areas just a short stroll from shops and local schools. West Byfleet village and mainline railway station (journey time to London Waterloo approximately 30 minutes) is also within easy reach. The town centres of Woking, Weybridge, Walton-on-Thames and Cobham are within a short drive whilst larger shopping centres at Guildford and Kingston are also easily accessible. For those that prefer to travel by car, road links are excellent and central London can be reached within 40 minutes or so.

- Detached House
- Potential to Extend (STPP)
- Off-Street Parking
- Three Bedrooms
- Large Private Garden
- Highly-Regarded Location
- Chain Free

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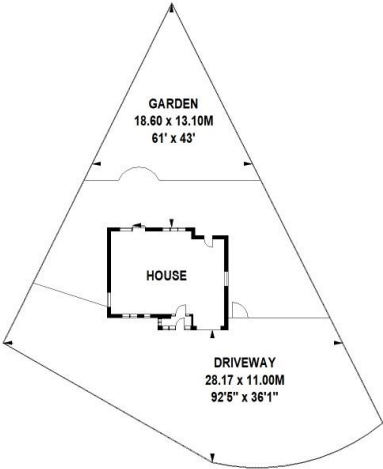


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Freehold


Internal area
 Approximate gross internal area:
Total 1,313 sq ft/ 122 sq m

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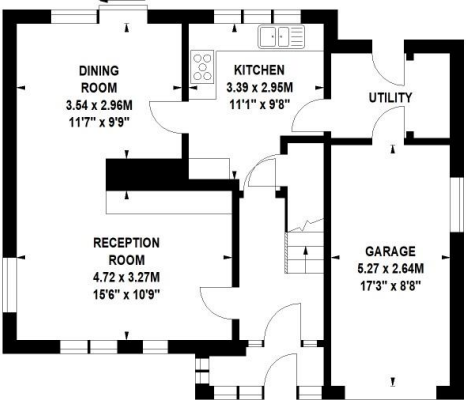
Lincoln Drive, GU22

Approximate Gross Internal Area 122 sq.m / 1313 sq. ft
(Including Garage)

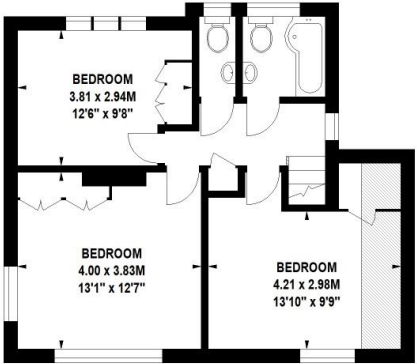
 Under 1.5m head height



Site Plan



Ground Floor



First Floor

Floor Plan produced for WINKWORTH by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

W621 Ravensworth 01670 713330



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