



**31 Pine Tree Hill, Woking, GU22 8LY**

**Price Guide £895,000**

- Potential five bedroom family home situated on a 1/3 of an acre plot
- Large kitchen/diner
- Study
- Two en-suites and a family bathroom
- Formal lounge
- No onward chain

# 31 Pine Tree Hill, Woking GU22 8LY

Welcome to this charming detached house located in the picturesque Pine Tree Hill area of Pyrford.

Situated on a generous 1/3 acre plot, this house offers the potential to be transformed into a five-bedroom family home, perfect for those looking to expand or create their dream living space. The large garden, adorned with established pine trees, provides a tranquil and scenic setting for outdoor activities and relaxation.

With its prime location and ample space both indoors and outdoors, this property presents a wonderful opportunity for anyone seeking a peaceful and spacious family home in the heart of Pyrford. Don't miss out on the chance to make this house your own and create lasting memories in this beautiful setting.



Council Tax Band: F

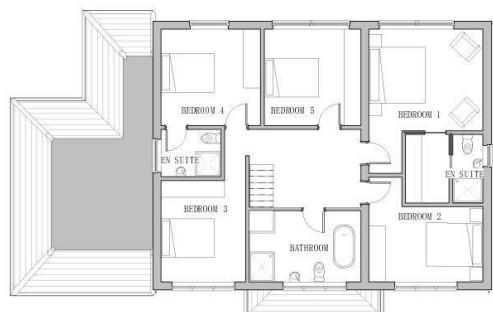
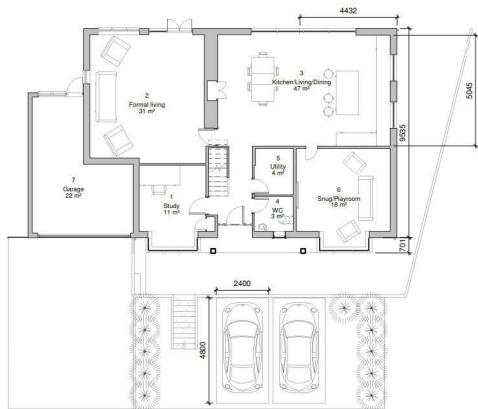
## 5 Ground Floor plan Option 4

1 : 100



## 1 North

1 : 100



## 6 First Floor Plan Option 4

### **Existing**

Sloped driveway offering off street parking for two cars, double width garage with roller shutter

Downstairs accommodation consisting of a double bedroom, large lounge, separate dining room, kitchen, bathroom and toilet.

First floor offering two double bedrooms with storage cupboards

New double glazing throughout

Impressive size rear garden with pine trees and further shrubs

Potential to extend, planning permission permitted

PLAN/2023/1017

### **Plans permitted**

Level driveway with off street parking for two cars and garage

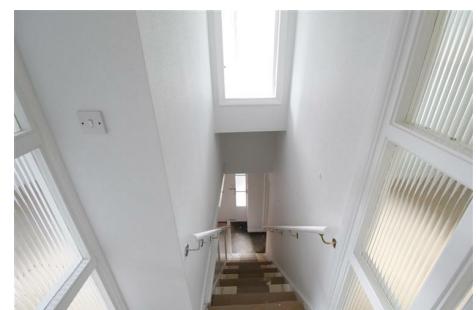
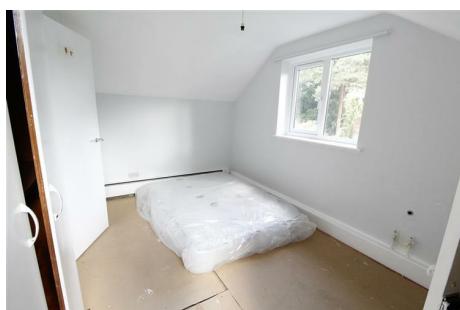
Downstairs accommodation consisting of a study, formal living room, large kitchen/dining room, play room, utility and downstairs cloakroom

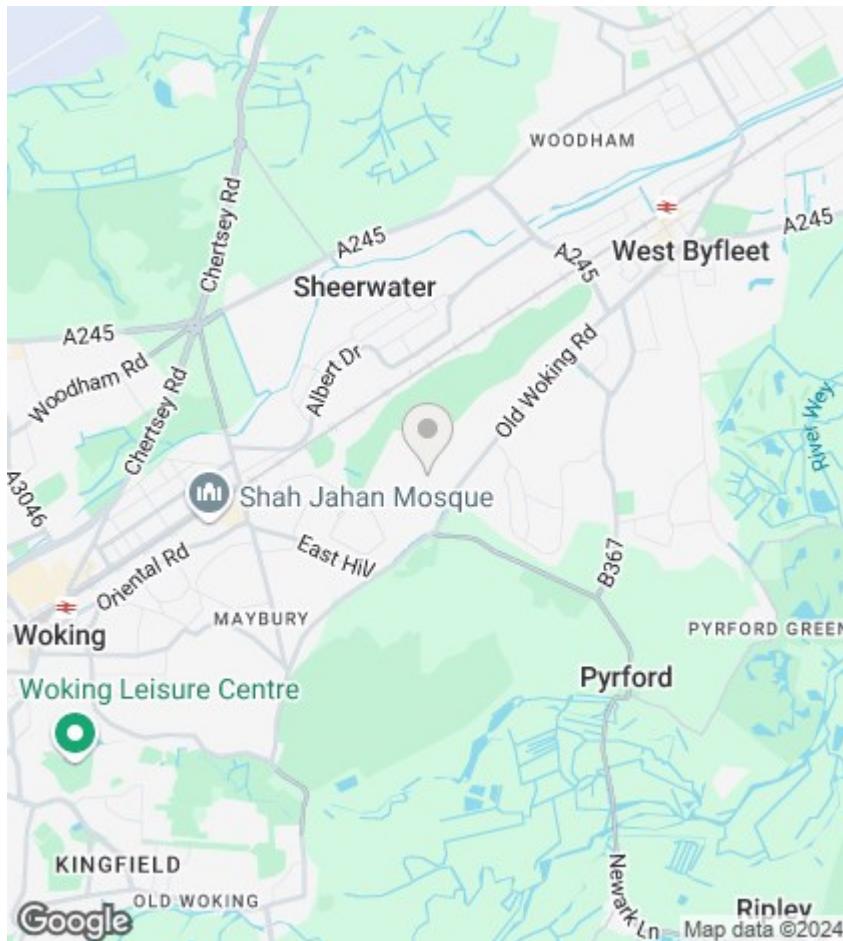
First floor offering five double bedrooms, two with en-suite and large family bathroom.



3 South  
1 : 100







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 1310 sq ft / 121.7 sq m (includes garage)

Limited Use Area(s) = 278 sq ft / 25.8 sq m

Total = 1310 sq ft / 121.7 sq m

For identification only - Not to scale

