



ESTATE AGENTS



Oakwood Road, Woking, Surrey, GU21 8UU

£750,000

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This spacious family home sits prominently at the end of a peaceful cul-de-sac within the popular Hermitage development in St Johns.

The property boasts a generous plot with a large garden, offering clear potential for extension, subject to planning permission.

Inside, there are two large reception rooms running from front to back. One is currently used as a family room, while the other features a central log burner and serves as the main lounge. Additionally, there's a conservatory used as a dining area and a well-appointed kitchen with integrated appliances and ample storage. A convenient downstairs cloakroom completes this level.

Upstairs, you'll find five well-proportioned bedrooms, two bathrooms, and a separate WC.

Outside, the sizeable garden offers privacy and space for relaxation, with landscaped borders and a large decking area ideal for entertaining. At the front, there's a gravelled driveway for off-street parking, along with a detached garage.

Council Tax Band F - £3248.22pa (2023-2024)

- Substantial family home
- Three reception rooms
- Four/five bedrooms
- Large garden
- Detached garage
- Downstairs WC
- Walking distance of popular schools



Floorplan

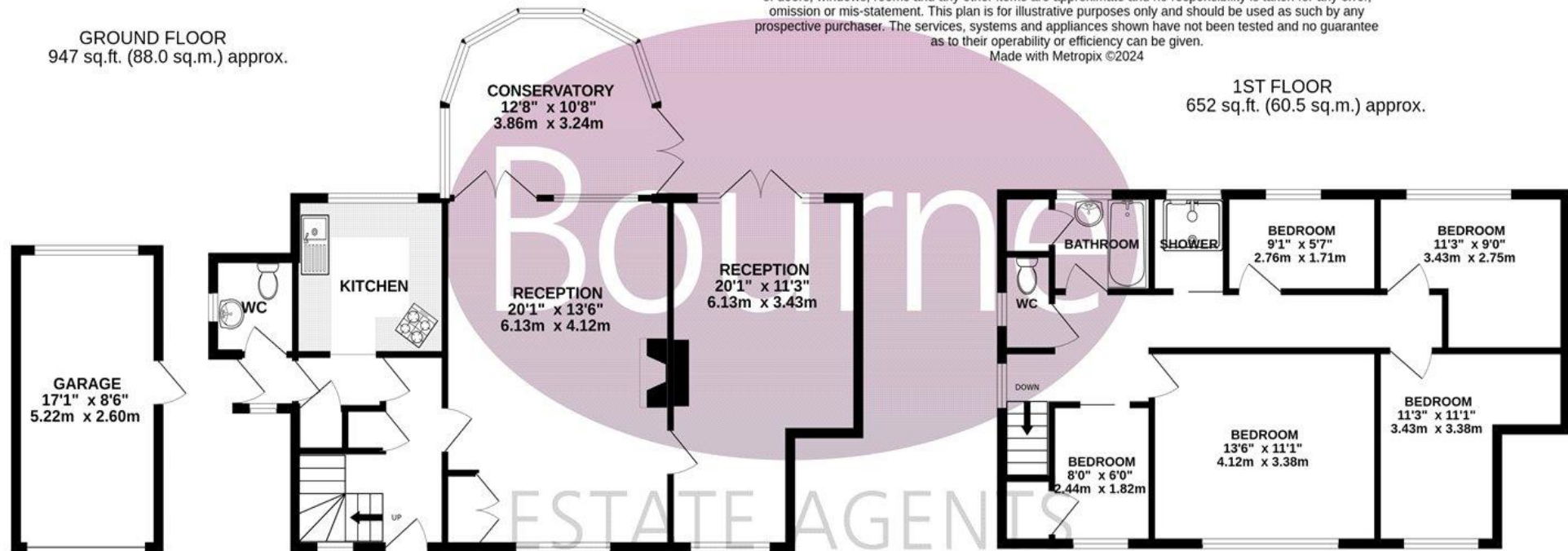
TOTAL FLOOR AREA : 1598 sq.ft. (148.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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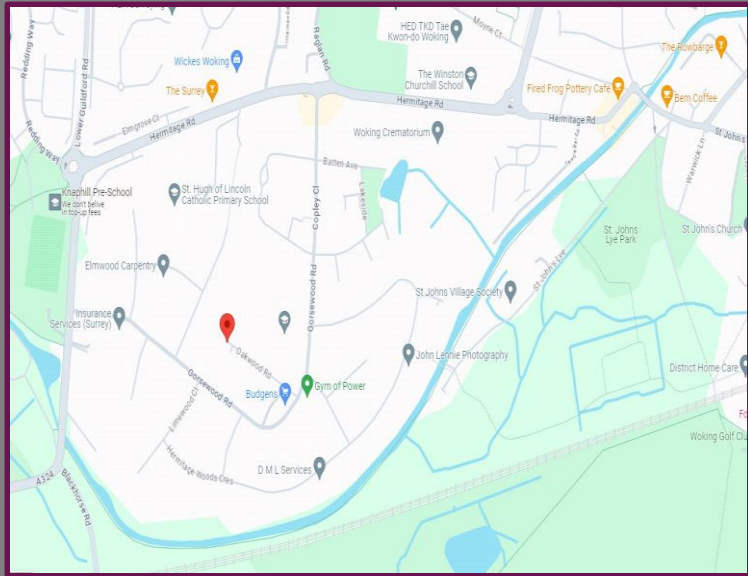
GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.

1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



Location

St. John's is a small village with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. To the south of St John's are the wide roads and elegant houses of Hook Heath, which is one of Woking's most exclusive residential locations, with some of the finest homes in the area including many built by Tarrant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | Email: woking@bourneestateagents.com

Web: www.Bourneestateagents.com