



Egley Road, Woking, Surrey, GU22 0AY

Extended and designed to the highest of standards, this detached family home offers the layout to suit today's living requirements.

The property begins by entering into a spacious reception hall, immediately setting the tone for the attention to detail. Wooden architraves provide a tasteful finish, with stairs to the first floor, finished with glass balustrade, flooding the reception hall with light.

Doors lead to a front aspect reception room which could be used as a study, playroom or ground floor bedroom to suit the incoming purchaser requirements. A downstairs WC is complete with newly installed modern fittings. A door to a utility room provides space for appliances and convenient side access.

Lastly, and without doubt, the main feature and hub of the house, a door leads to the magnificent kitchen/living/dining room, extending the entire width of the house with tasteful gloss and matt units, quartz work surfaces and built-in appliances with a large central island. Seating and dining areas overlook the enclosed garden via floor to ceiling bi-folding doors with a large roof lantern flooding the area with light.

The first floor offers three suite sized bedrooms with two en-suite shower rooms and a beautifully finished family bathroom.

Completing the house is a double bedroom on the second floor also benefitting from an en-suite shower room.

Externally the enclosed garden is mainly laid to lawn with a large log cabin situated to the rear of the garden with power, lighting and feature log burner making this a really special addition to the house. To the front is driveway parking for four cars leading to an integral garage.

Freehold
Council tax band E - £2,748.50pa

- Magnificent detached house
- Four bedrooms with three en-suites
- Superb kitchen/dining/living room
- Beautiful family bathroom
- Log cabin with feature wood burning stove
- Large enclosed garden
- Garage and driveway parking
- Walking distance of the town centre
- Viewing essential



Floorplan

Egley Road, Woking, GU22

Approximate Area = 2460 sq ft / 228.5 sq m

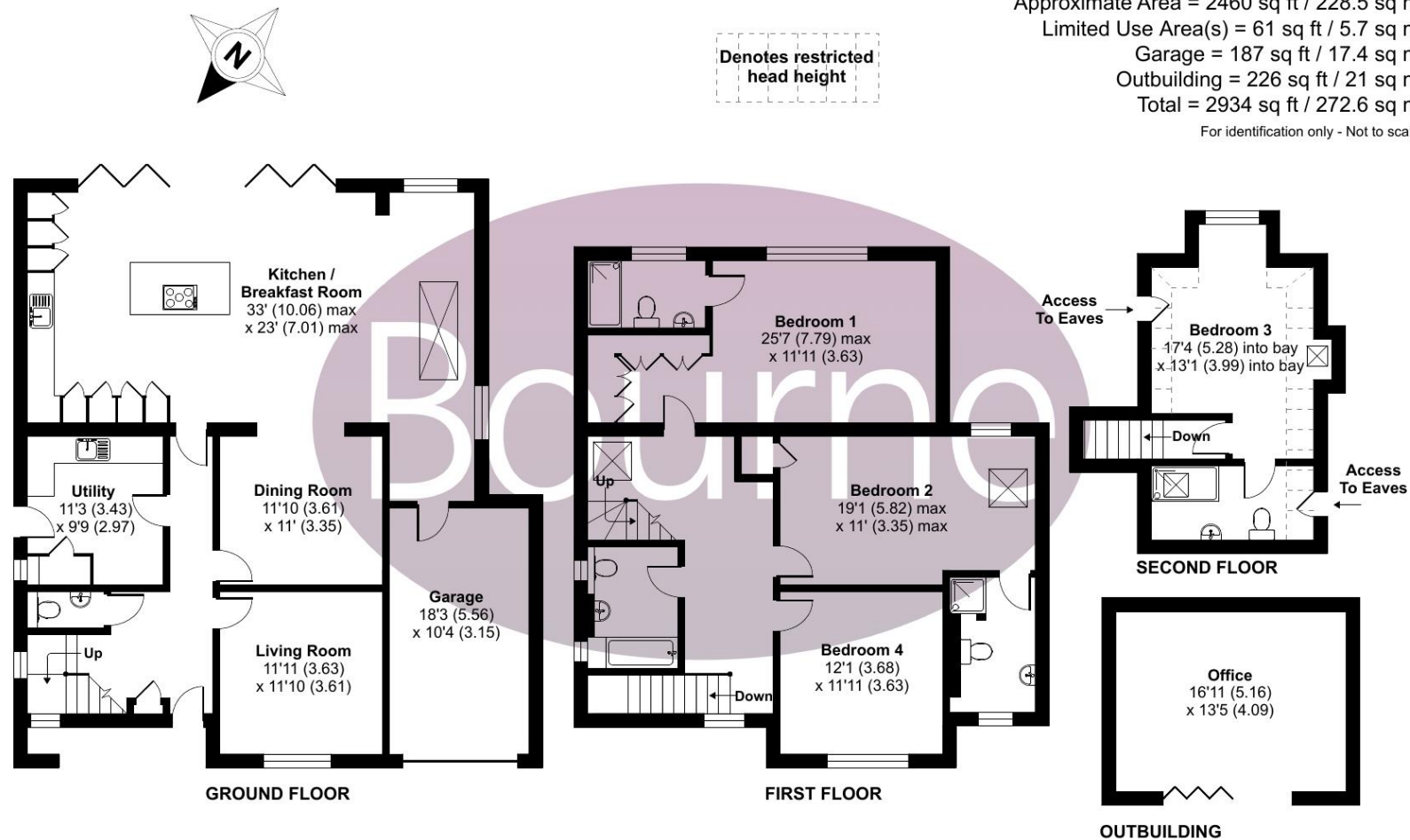
Limited Use Area(s) = 61 sq ft / 5.7 sq m

Garage = 187 sq ft / 17.4 sq m

Outbuilding = 226 sq ft / 21 sq m

Total = 2934 sq ft / 272.6 sq m

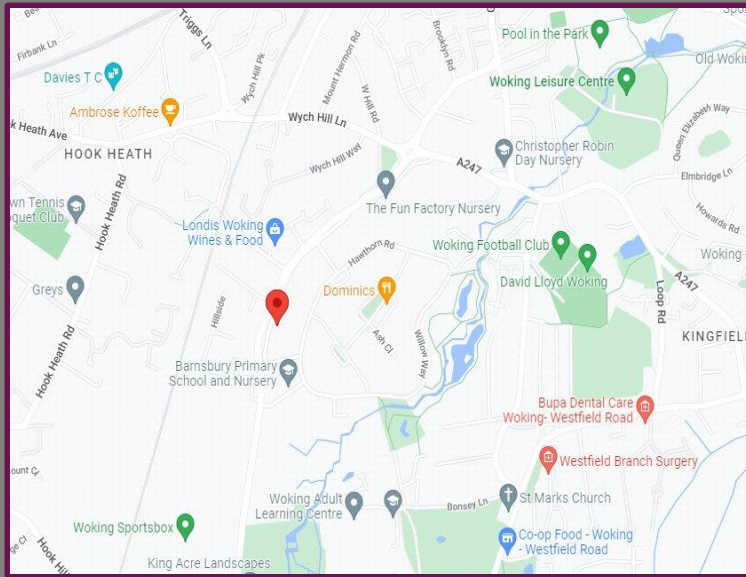
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 930293

Location

Woking is a busy commuter town with several trains per hour providing a fast direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place which hosts major high street retail brands, a multi-screen cinema and the New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes which cater for every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(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...

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