



ESTATE AGENTS



Hollyrose, Linden Way, Woking, Surrey, GU22 9BS

Guide Price £585,000

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Nestled within a tranquil cul-de-sac, this remarkable bungalow offers a captivating view of the sprawling countryside.

Hollyrose has undergone a complete refurbishment, resulting in a modernized interior that perfectly caters to contemporary living needs. This stunning property showcases luxurious kitchen and bathroom facilities, a spacious open-plan living area, and exquisite double bedrooms.

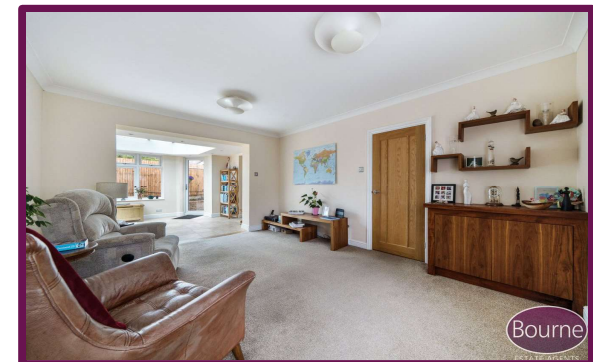
Upon entering, a welcoming hallway grants access to all rooms. To the left, an exceptional sitting room awaits, while an inner hallway leads to the bedrooms. The well-designed kitchen, situated directly ahead, features a stylish range of units and ample space for appliances. Adjacent to the kitchen, a fabulous orangery provides an ideal space for socializing, with its doors opening onto a charming courtyard area.

The bungalow's bedrooms, located at the far end, offer generous proportions and boast custom-made furniture in the master bedroom. These bedrooms are serviced by a modern shower room, recently refitted with a walk-in shower.

Outside, an enclosed garden awaits, designed for low maintenance and adorned with various seating areas, complemented by beautiful shrubs that enhance privacy. The front of the bungalow boasts a full-width driveway, providing convenient parking.

Freehold
Council Tax Band D - £2,248.77pa
(prices correct for 2023 - 2024)

- Detached bungalow
- Two double bedrooms
- Luxury kitchen and shower room
- Two spacious reception rooms
- Views over countryside
- Immaculate throughout
- Driveway parking
- Low maintenance garden

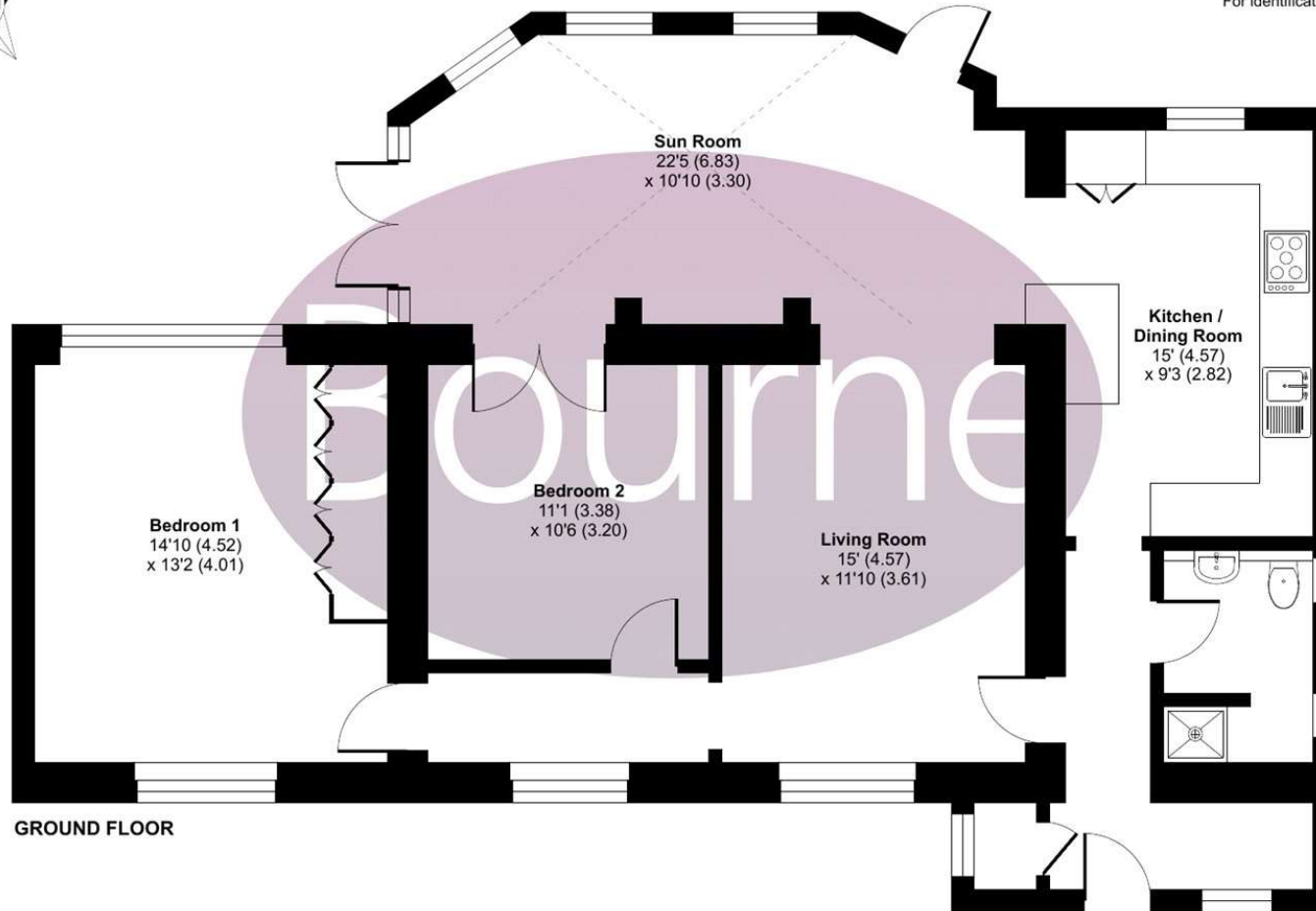


Floorplan

Linden Way, Woking, GU2

Approximate Area = 1127 sq ft / 104.7 sq m

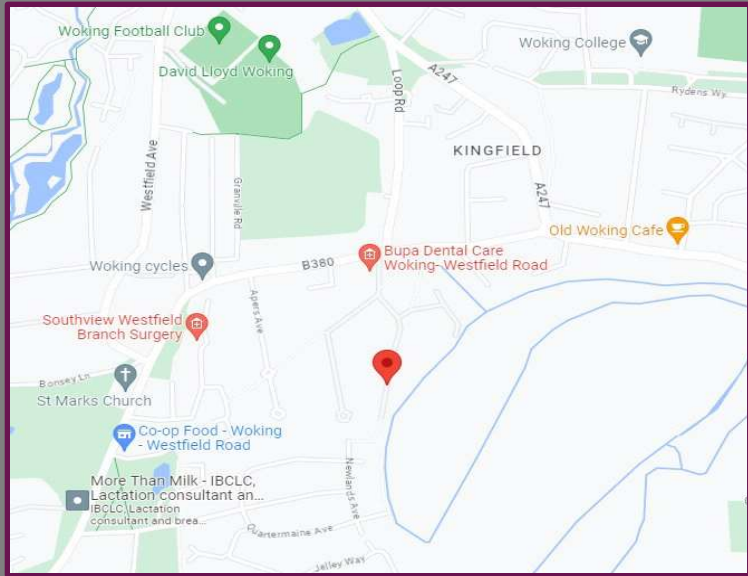
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Bourne Estate Agents. REF: 991404

Location

Woking is a busy commuter town with several trains an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). There are two main shopping centres, The Peacocks Centre and Wolsey Place, both hosting all the major high street retail brands and designer boutiques. There are also a number of fine restaurants, bars, pubs and cafes, which cater for ones every taste.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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