



Vale Farm Road, Woking, Surrey, GU21 6DN

£500,000



# Vale Farm Road, Woking, Surrey, GU21 6DN

A charming period cottage situated in a highly requested road, a short walk of the town centre and mainline station.

Upgraded in recent years, the cottage retains many character features tastefully blended with modern fittings.

Entering via an entrance hall stairs lead to the first floor landing and a doorway leads to the main reception room. The reception room, formerly two separate rooms has been opened up to offer one large living dining space creating a more cohesive and socialable layout.

From here you enter a modern kitchen with a range of wall and base level units with worksurfaces over and built in appliances. Side access from the kitchen leads to the enclosed garden.

Heading upstairs you will find two double bedrooms, the master is a great size which can easily accommodate a king sized bed. A bathroom is located to the rear of the landing offering a modern luxurious suite.

Outside an enclosed garden which is mainly laid to lawn with patio area adjacent to the house offers a good level of seclusion to relax and entertain. To the rear of the garden a studio/home office has been installed offering the ideal spot for those who work from home or require a gym or hobbies space.

To the front of the property is a hardstanding area currently used by our clients as parking.

Council Tax Band C - £1998.90pa

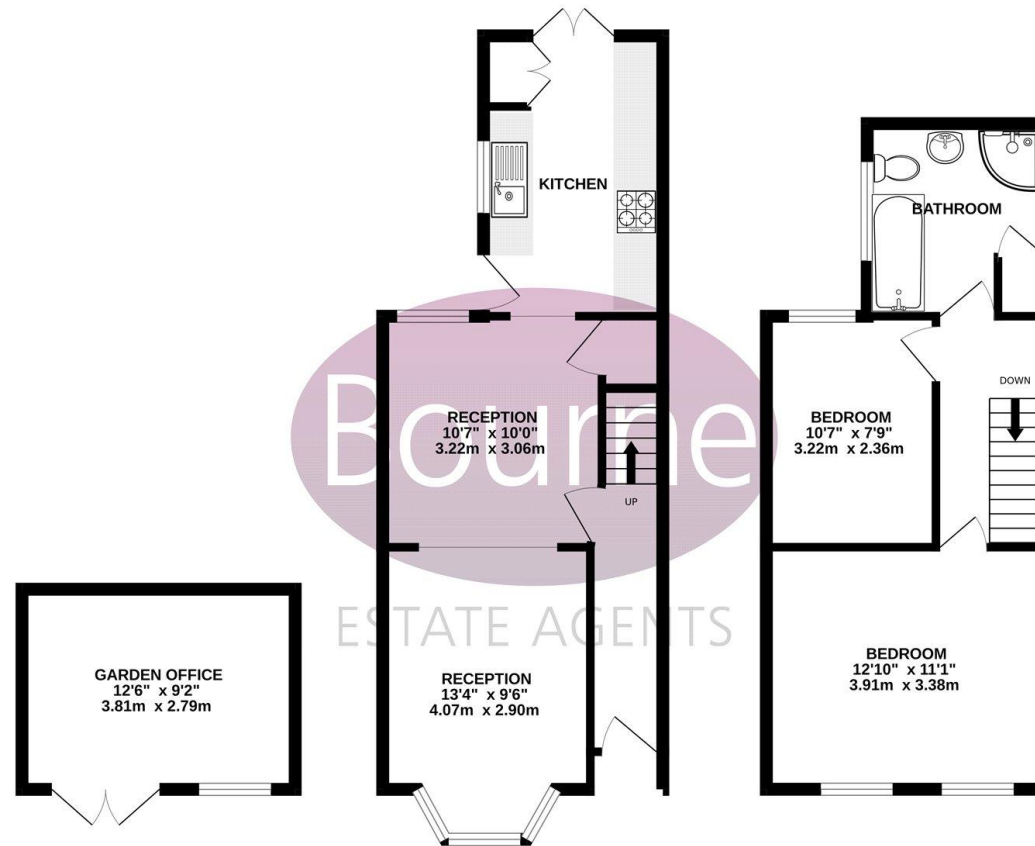
- Charming character cottage
- Two double bedrooms
- Enclosed garden with studio/garden office
- Open plan living space
- Stylish modern kitchen
- Upstairs luxury bathroom
- Town centre location
- Hardstanding front garden



# Floorplan

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



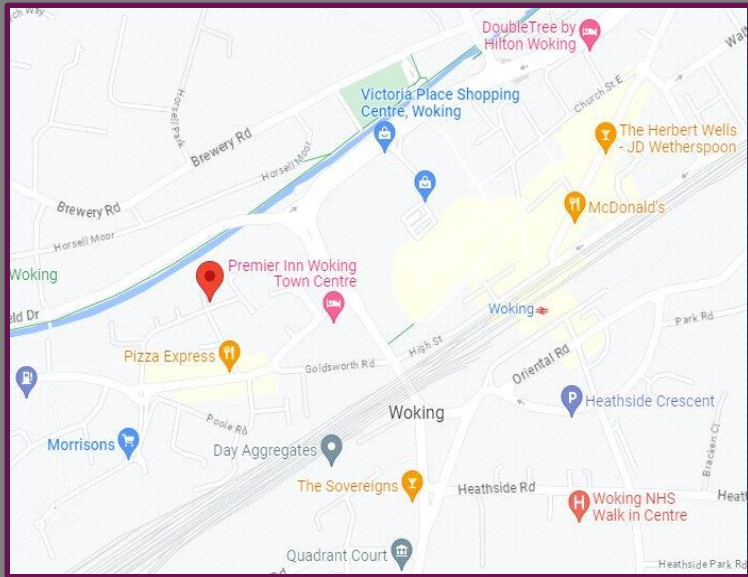
TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.

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.



# Location

Woking is a busy commuter town with several trains an 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 and designer boutiques. 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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