



Hermitage Woods Crescent, Woking, Surrey, GU21 8UH

Price Guide £670,000

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This home offers a spacious sitting/dining room that stretches from the front to the back, featuring a fireplace. There's also an adaptable reception room which can serve as a dining area, family space, or a quiet home office to suit the incoming buyers preferences.

The kitchen is fitted with a range of both base and eye-level units, complete with integrated appliances comprising double oven, gas hob, and a handy breakfast bar for casual meals or morning coffee.

Upstairs, you'll find four generously proportioned double bedrooms, with the master bedroom benefiting from its own ensuite shower room. The remaining bedrooms share a modern family bathroom, fitted with sleek fixtures including a wash hand basin, toilet, and a bath with a wall-mounted shower. The room is finished with stylish floor-to-ceiling tiles, adding a touch of sophistication.

Completing the first-floor accommodation is a home office/study/work-room, providing an ideal space for those working from home. This thoughtful layout combines comfort with practicality, catering to a variety of lifestyle needs.

Outside, there's a spacious rear garden stretching over 100 feet in length, featuring a lush lawn and a beautifully crafted patio area, perfect for relaxation or hosting barbecues. At the front of the property, there's a block-paved driveway offering parking space for up to three cars, along with an integral garage.

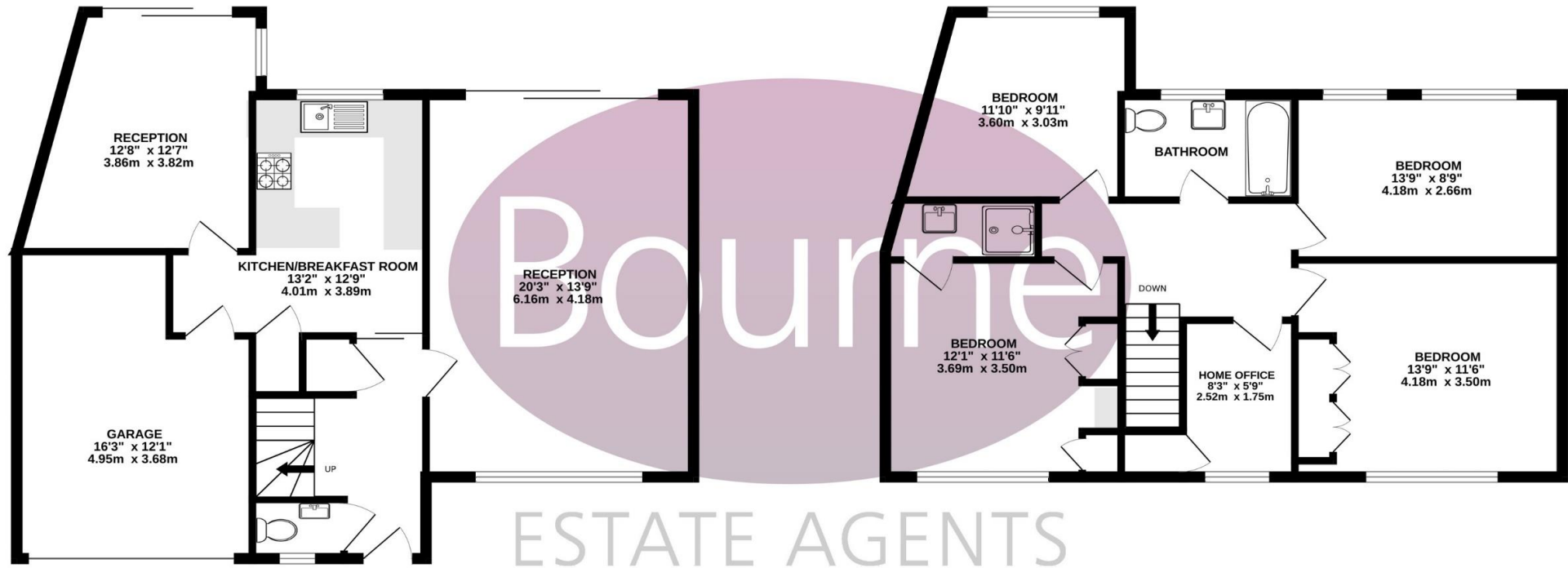
- Substantial detached family home
- Four bedrooms with en-suite
- Spacious sitting/dining room
- Kitchen with breakfast bar
- Playroom/home office
- Integral garage and driveway
- Downstairs WC
- Large enclosed garden
- Popular location
- Council Tax Band F
- EPC Band D



Floorplan

GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.

1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.

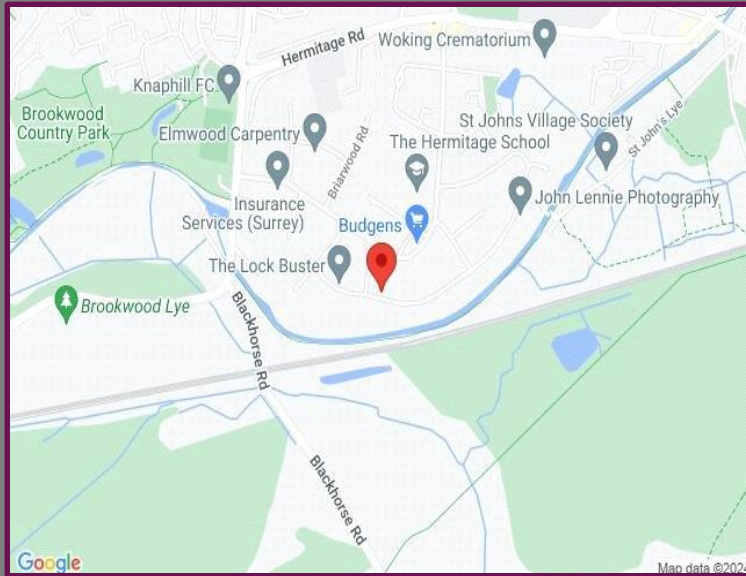


TOTAL FLOOR AREA : 1560 sq.ft. (145.0 sq.m.) approx.

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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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.



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.



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