



Downsview Avenue, Woking, Surrey, GU22 9BT

£600,000

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Located at the end of quiet cul-de-sac, this stunning semi-detached chalet offers cleverly extended accommodation with fantastic far-reaching views.

Entering into the property, a hallway leads to each of the ground floor rooms and has stairs leading to first floor. Undoubtedly the star of the show is the superb extended living, dining and kitchen space boasting an open plan layout and a vast range of modern fittings with large floor to ceiling glazed doors opening to the garden. Smart wooden flooring leads from the hall through into the living room boasting inset log burner and oak mantelpiece above. Opening into the dining space there is ample space for a large dining table and fantastic vistas across the garden and fields beyond. The kitchen has a range of wall and base level units with Quartz worksurfaces, splashback and upstands, integrated appliances and is steeped in natural light by the roof lantern above.

To the front of the property is a generous double bedroom also with log burner. Also on the ground floor is a further double bedroom, currently used as a home office with side access. Completing this floor is a modern shower room servicing the bedrooms comprising double width shower cubicle, low level WC and pedestal hand basin.

Upstairs there is a large double bedroom with built in wardrobes and twin Velux windows.

Externally, the house benefits from the luxury of a fully landscaped rear garden, with generous patio area for entertaining, well stocked borders and raised beds and an area of lawn. A very helpful garden room offers further ability to work from home. The garden office has an excellent degree of separation and has an area as an office an area for seating and enjoying the garden and an attached garden store. The aforementioned views from the garden look far across towards the River Wey. To the front of the property there is a generous driveway for several cars.

The property also offers further scope to extend (STPP)

Council Tax Band D - £2,248.77pa
Freehold

- Chalet bungalow
- Three bedrooms
- Extended kitchen/diner
- Open plan living space
- Immaculately presented
- Modern shower room
- Landscaped garden
- Garden office
- Driveway parking
- Fantastic views

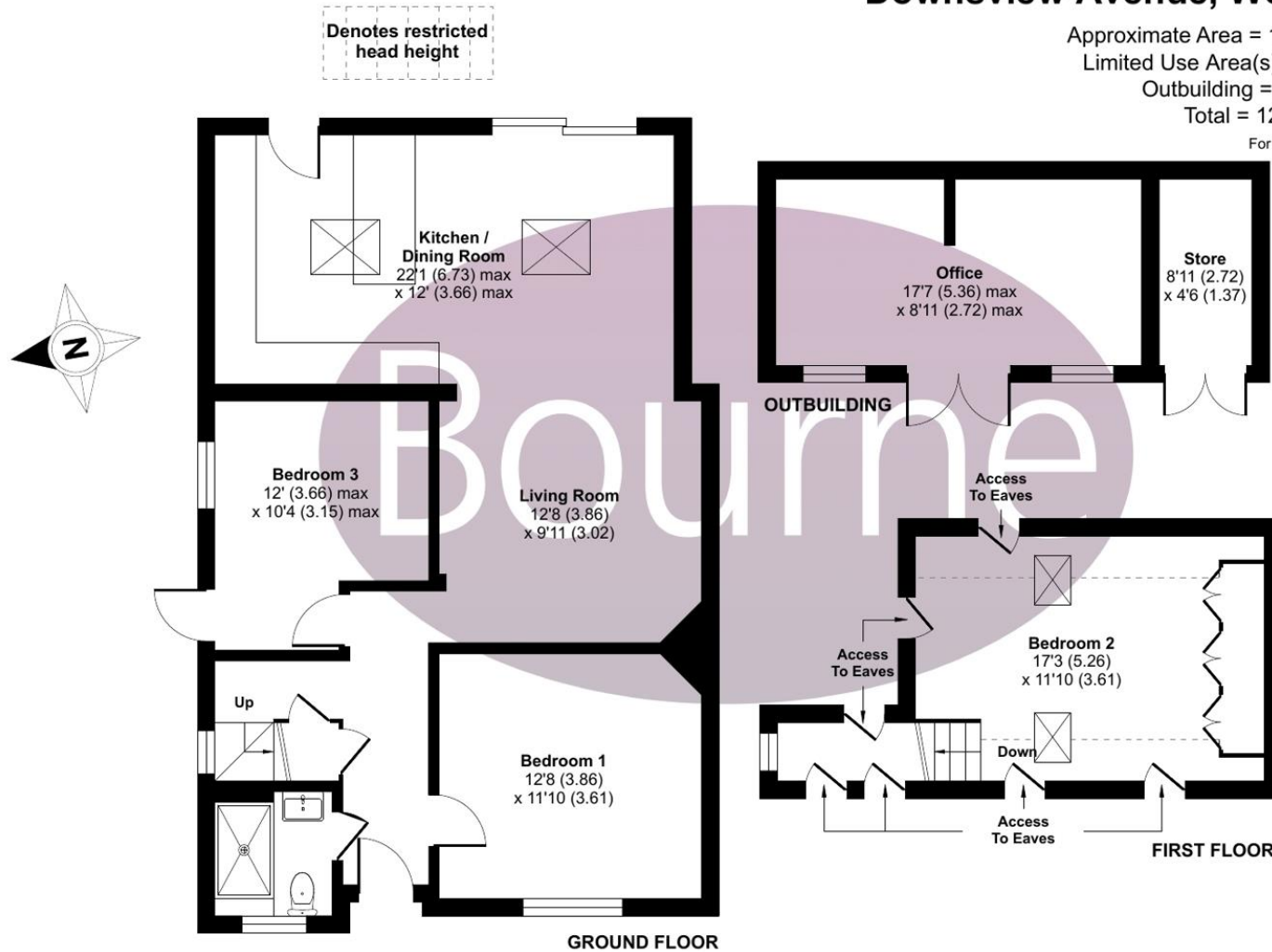


Floorplan

Downsview Avenue, Woking, GU22

Approximate Area = 1011 sq ft / 93.9 sq m
Limited Use Area(s) = 57 sq ft / 5.2 sq m
Outbuilding = 200 sq ft / 18.5 sq m
Total = 1268 sq ft / 117.6 sq m

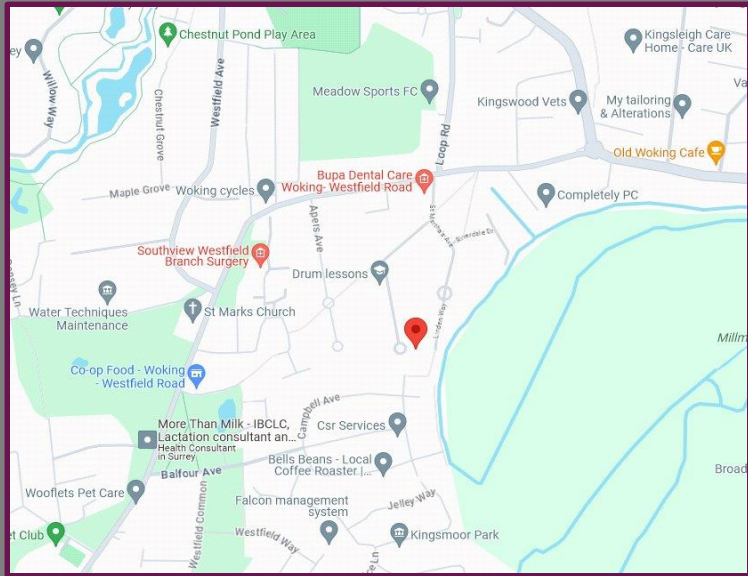
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2024. Produced for Bourne Estate Agents. REF: 1079205

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+)		99
A	(81-91)		
B	(69-80)		
C	(55-68)	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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