

Bourne

ESTATE AGENTS



Eaton Villas, Wych Hill, Woking, Surrey, GU22 0EU

£575,000

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Located on the borders of the prestigious Hook Heath area, this stunning semi-detached Victorian house offers cleverly extended accommodation across two floors.

Entering into the reception room, stylish flooring runs throughout the living room with features such as an original fireplace and bay window. Stairs lead to the first floor with understairs storage below.

Stepping down from the living room, you enter the open plan kitchen/diner with smart tiled floors and high-end luxury kitchen with a range of wall and base level units, integrated appliances, breakfast bar with seating, doors out to the garden and space for a full sized dining table.

Additionally on the ground floor, the property offers a contemporary bathroom suite with tile enclosed bath, pedestal hand basin and low level WC.

A converted garage is currently used for storage but has previously been used as a gym and could easily be finished to create a third reception room or bedroom.

Upstairs, there are two double bedrooms with fitted storage in the master bedroom. The bedrooms are serviced by an upstairs WC accessed from the landing.

Externally, the house benefits from the luxury of driveway parking, whilst the rear garden has a patio, an area of lawn with and well stocked borders.

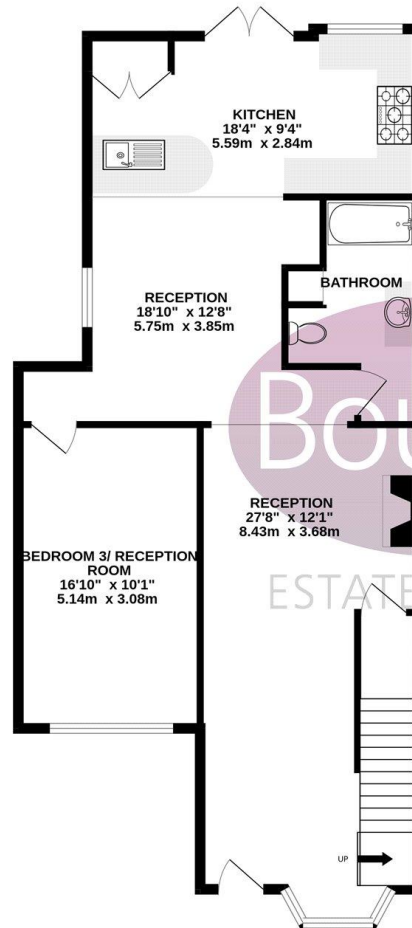
Council Tax Band D - £2,248.77pa
Freehold

- Semi-detached character property
- Two/Three bedrooms
- Two/Three reception rooms
- Luxury kitchen
- Upstairs WC
- Stylish downstairs bathroom
- Enclosed rear garden
- Off street parking
- Prestigious location
- Scope for further extension



Floorplan

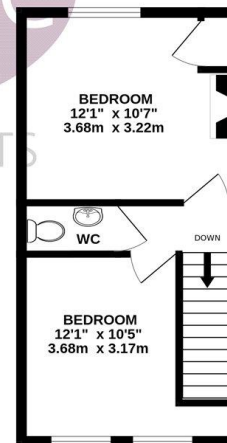
GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

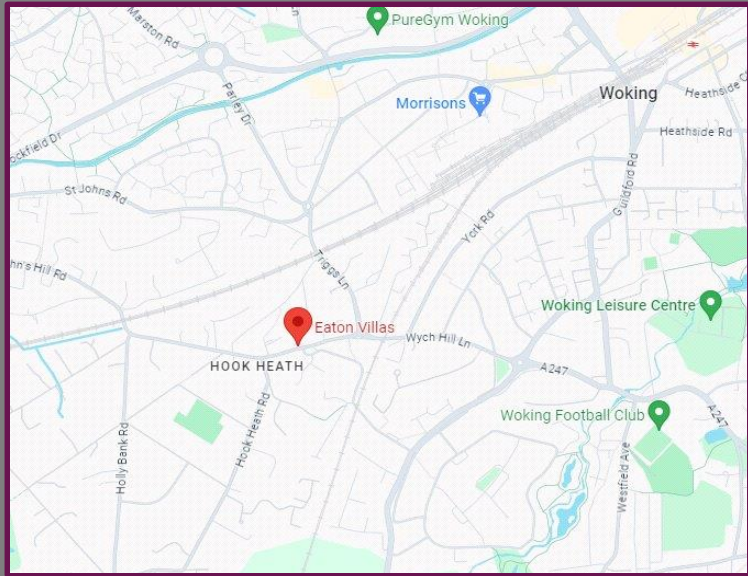
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



Location

Hook Heath is a residential area comprising properties set in secluded grounds, yet only 1.5 miles from the centre of Woking, with its wide selection of shops, leisure facilities and main line railway station. There is a frequent service to Waterloo from about 25 minutes. Road connections are excellent, with access to the M25, M3 and A3 bringing London, the airports and the south coast within easy reach. There is a wide selection of state and private schools available. Hook Heath is close to areas of common land, with miles of footpaths and bridleways for walking, cycling and riding, whilst, for golfers, there is a good selection of local courses.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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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