



Lambourne Crescent, Woking, Surrey, GU21 5RQ

£525,000

# Lambourne Crescent, Woking, Surrey, GU21 5RQ

An extremely well presented three bedroom house with superbly extended, reconfigured and refurbished accommodation located within easy reach of each Woking and West Byfleet offering an excellent choice to commuters.

Entering the property a generous hallway provides ample space for the storage of shoes and coats along with access into the front aspect sitting room. A door from the hall leads into an immaculately presented kitchen breakfast room which hosts an array of wall and base level units with wooden work-surfaces over, space for appliances and breakfast bar with seating. From the kitchen access leads to a utility space and small hall area. The utility space offers further countertop surfaces with space below for appliances. Access from here also leads to the driveway/garden. A downstairs shower room is located off this hall also along with a separate downstairs WC.

To the rear of the property a door opens into a superb family reception room with stylish flooring and large patio doors overlooking and leading to the garden.

The first floor is a bright space and offers three generous double bedrooms each of which has built in wardrobe storage. The bedrooms are serviced by a stylish family bathroom upstairs comprising P shaped bath with shower over, floating hand basin in vanity and a low-level WC.

Externally an enclosed garden provides privacy with patio area for entertaining with the remainder of the garden laid to lawn with mature shrub borders. At the end of the garden there is a summerhouse/home office with power lighting and heating excellent for those who want to work from home or could be used as a quiet retreat. To the front a driveway leads to a garage which has been providing storage to the front and the remainder converted to an incredibly useful second home office also with heating, power and internet.

Opposite the property is access directly onto the Basingstoke canal perfect for travelling to and from town or enjoying peaceful waterside walks.

Council Tax Band D - £2,248.77pa (2023 - 2024)

- Extended family home
- Three generous bedrooms
- Large kitchen with breakfast bar
- Front aspect living room
- Rear aspect family room
- Stylish upstairs bathroom
- Utility room
- Downstairs shower room and separate WC
- Enclosed rear garden
- Two stunning home office outbuildings
- Driveway parking



# Floorplan

## Lambourne Crescent, Woking, GU21

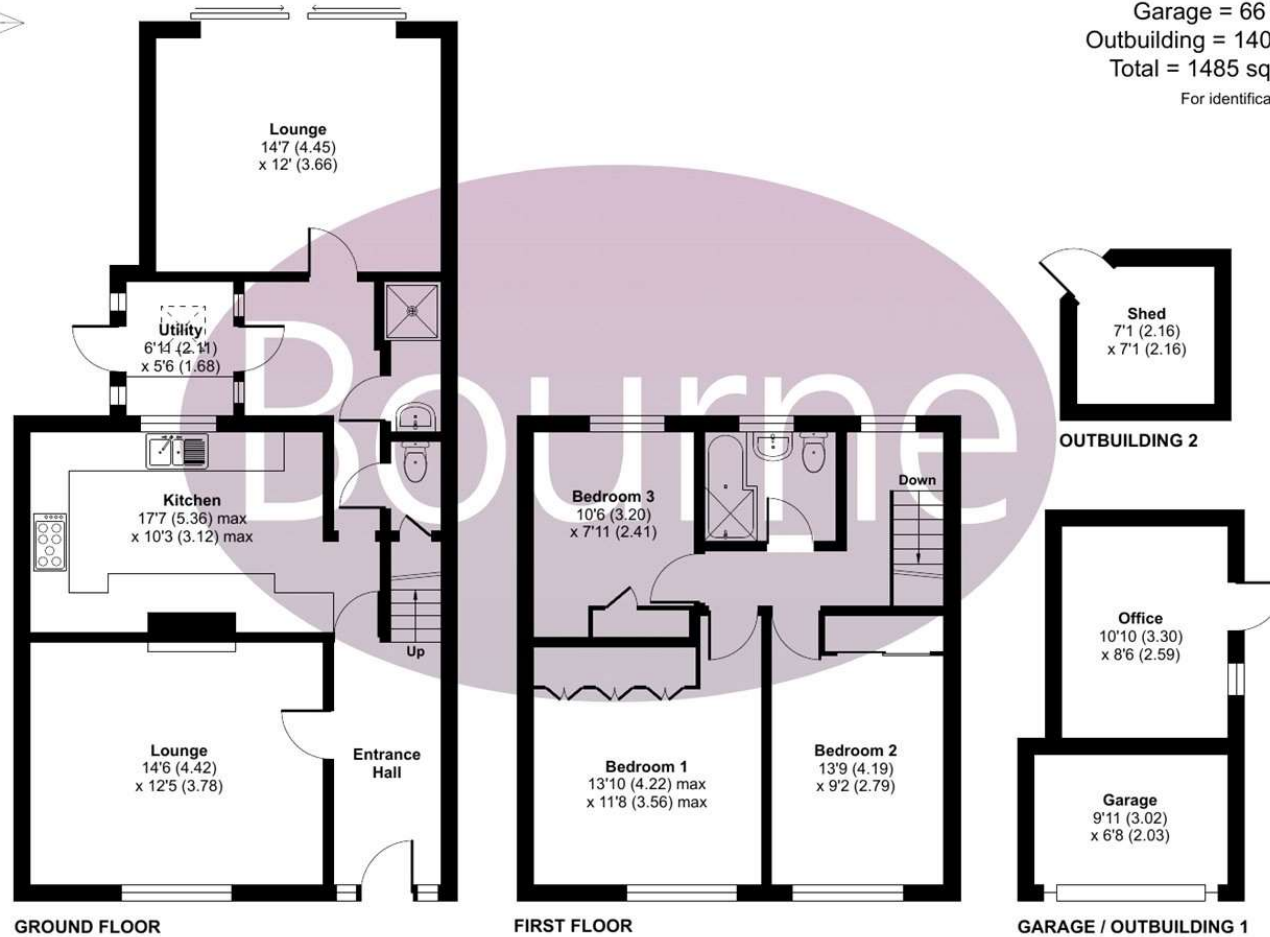
Approximate Area = 1279 sq ft / 118.8 sq m

Garage = 66 sq ft / 6.1 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 1485 sq ft / 137.9 sq m

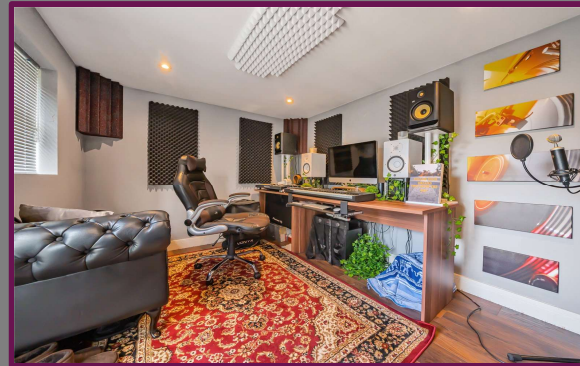
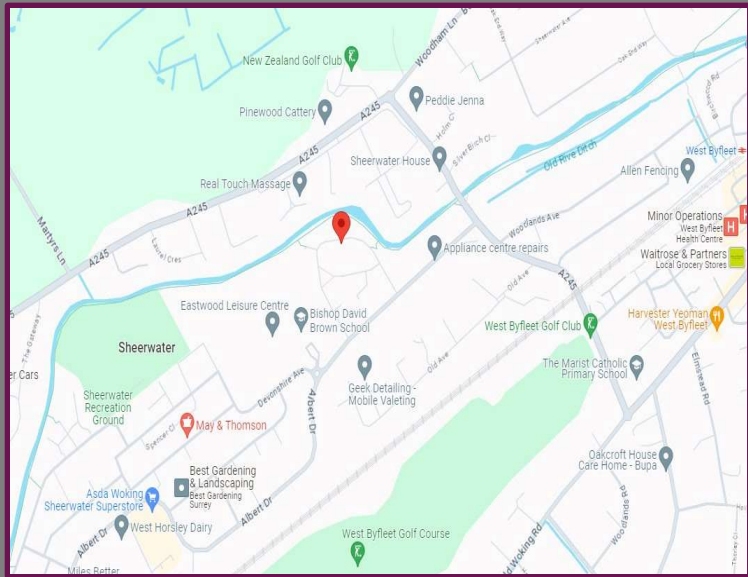
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1088242

# 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	
	71	82

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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