



ESTATE AGENTS



Saunders Lane, Woking, Surrey, GU22 0NT £725,000

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Magnificent 3-bedroom semi-detached Victorian house situated in a highly sought after location. The current owners have held this well-loved home in their family for 60 years.

Having been extended to the rear, the property boasts significant size to both the ground and first floor. A welcoming entrance leads you into a good size kitchen which also encompasses a utility area, WC and large family room with skylights and double doors leading onto the patio which houses a sun canopy. The ground floor also comprises a traditional layout with a separate living room and formal dining room, both of which are of a good size.

Onto the first floor you have 3 double bedrooms of which all have ample built in storage. The family bathroom is a five-piece suite which includes a bidet.

Externally and undoubtedly one of the huge attractions for an incoming buyer, a large driveway which is suitable for multiple vehicles, a good-sized garage with electric door and power, ideal to either park a car, use as a workshop or for extra storage. The garden is large, double width and offers a multitude of uses, whether you wanted to build an office at the bottom, incorporate a vegetable patch or house chickens you won't have any trouble finding the space.

Picturesque and uninterrupted views onto empty fields and trees are on offer. Opposite the property, you have a footpath which will lead you over the golf links and into St. Johns Village. This is great trail for avid walkers and dog walkers alike.

The property is in fantastic shape and has been well loved, looked after and is ready to move straight in. Viewings highly recommended!

Council Tax Band E - £2,898.62pa

- Semi-detached house
- 3 double bedrooms
- Driveway parking and garage
- 3 Reception rooms
- Substantial private garden
- Sought after location
- Utility space & and downstairs WC
- Large living spaces
- Character property
- Extended property



Floorplan



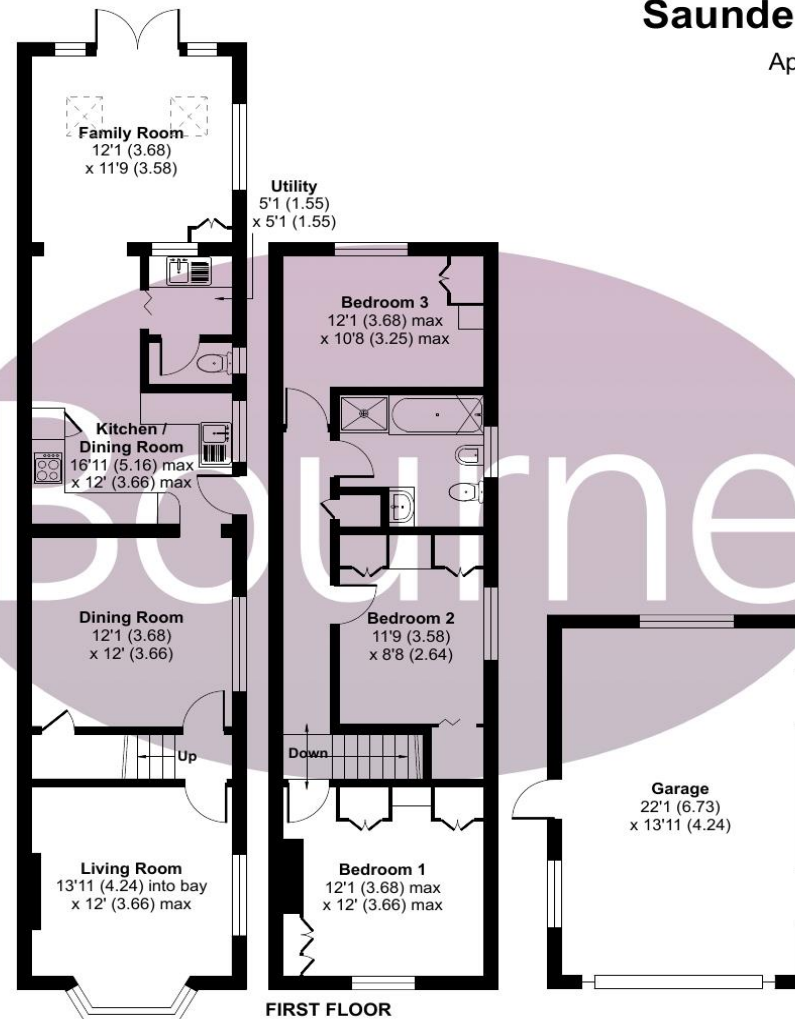
Saunders Lane, Woking, GU22

Approximate Area = 1266 sq ft / 117.6 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 1574 sq ft / 146.2 sq m

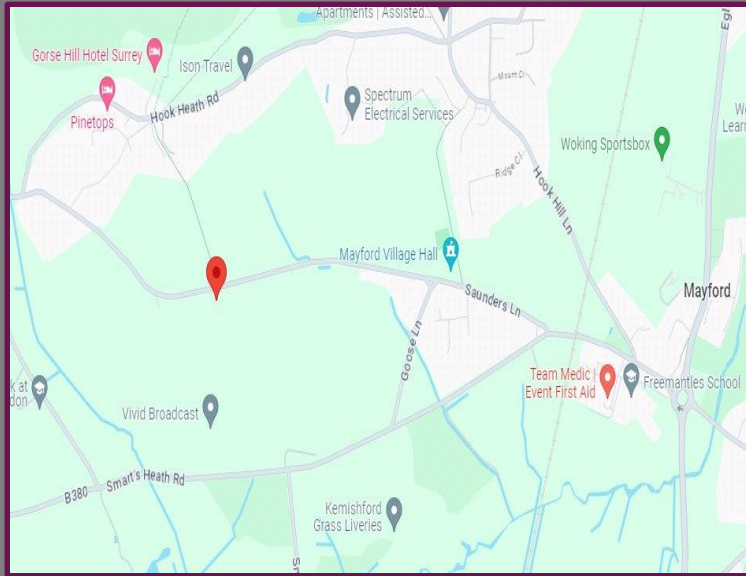
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Bourne Estate Agents. REF: 1106300

Location

Mayford lies to the south of Woking. The area is generally rural and open in character. The majority of the area is designated 'Green Belt'. There are large swathes of common land to the North (Horsell Common) and to the South (Whitmoor Common) and within 5 miles are the Surrey Hills all ideal for a host of outdoor activities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(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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