

Bourne

ESTATE AGENTS



Hoad Crescent, Woking, Surrey, GU22 9FQ

£525,000

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Skilfully designed and extended by our clients, a luxurious 3 bedroom detached house situated on the popular Kingsmoor Park development built by Messrs Kier Homes.

A bright entrance hallway has slow rising stairs which lead to the first floor landing and door to the front aspect living room. The living space sets the tone for the quality of finish with stylish wooden flooring and cafe style shutters which are echoed through the property. From the living space a door leads to the kitchen/diner which has been tastefully remodelled and refitted with a range of navy, matt finish wall and base level units, integrated appliances, space for dining table and doors overlooking and leading to the garden.

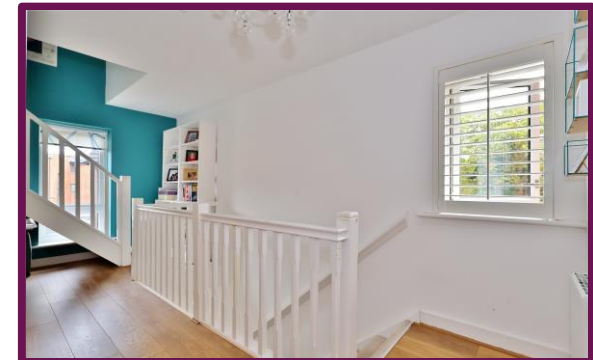
The first floor showcases two double bedrooms, one of which has an en-suite shower room and a further family bathroom with newly installed bath with shower over, low level WC and hand basin.

Stairs from the first floor lead to a newly created master bedroom with dual aspect windows and fitted wardrobes.

The enclosed garden is mainly laid to artificial lawn with large patio area, timber storage shed and an extremely useful outbuilding currently used as a home office with power lighting and sliding doors allowing full enjoyment of the garden. To the front there is allocated parking with an EV charger.

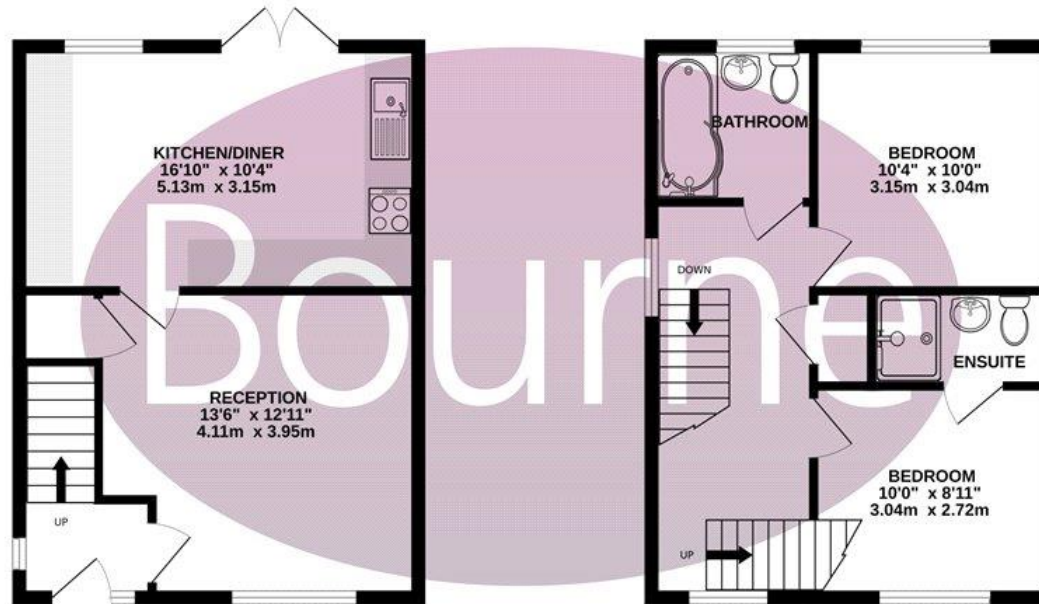
Council Tax Band D - £2,371.60pa

- Modern detached house
- Three bedrooms
- Front aspect living room
- Refitted kitchen/dining room
- En-suite bathroom
- Upgraded family bathroom
- Landscaped enclosed garden
- Driveway parking
- Garden office
- Popular residential location

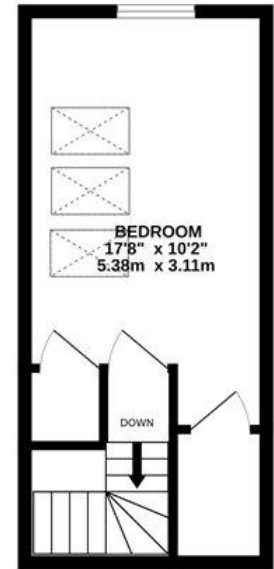


Floorplan

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



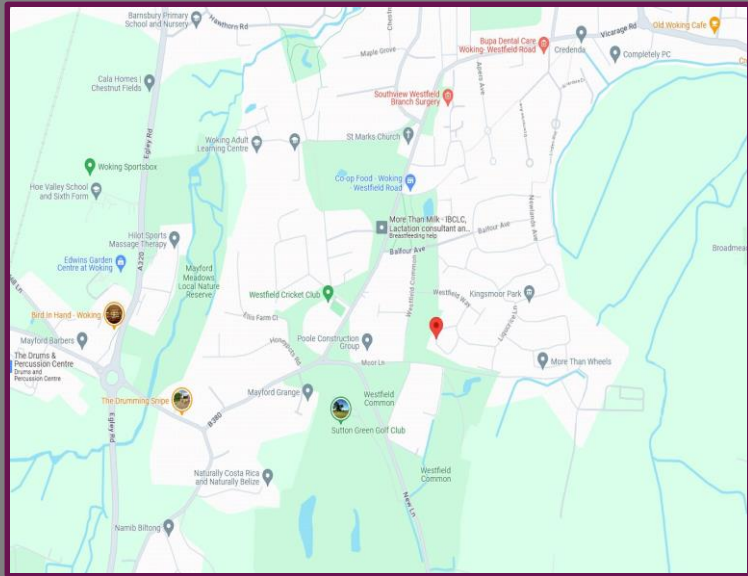
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TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

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

Kingsmoor Park is in a prime location, situated in the Westfield area of Woking, with superb commuter links via the M25 and M3 as well as to Heathrow and Gatwick airports. Best of all for London commuters, Woking station provides a frequent service into Waterloo that takes less than half an hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) 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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