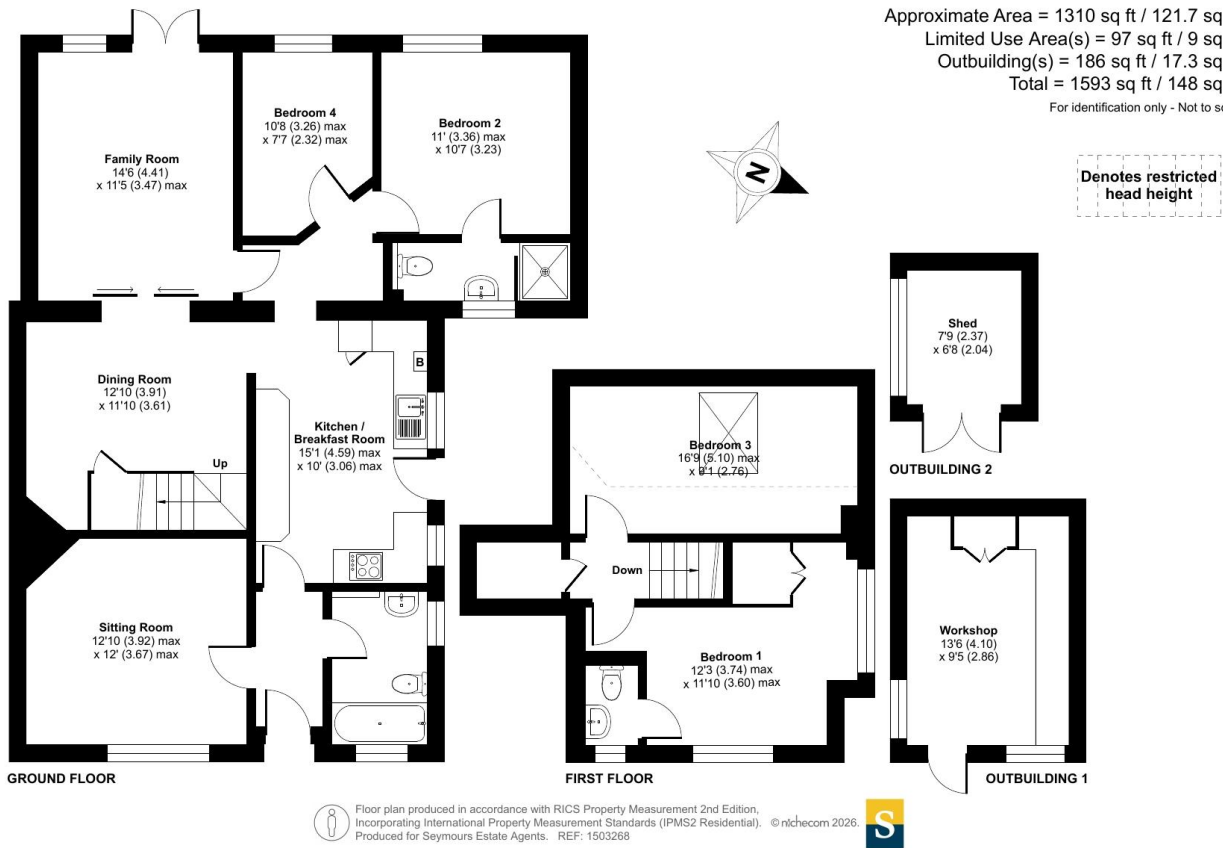


Downsview Avenue, Westfield, Woking, GU22

Approximate Area = 1310 sq ft / 121.7 sq m
Limited Use Area(s) = 97 sq ft / 9 sq m
Outbuilding(s) = 186 sq ft / 17.3 sq m
Total = 1593 sq ft / 148 sq m
For identification only - Not to scale



Seymours



36 Downsview Avenue
Westfield, Woking, Surrey, GU22 9BT
£600,000 O.I.E.O

Woking office 3A-3B, Commercial Way, Woking, Surrey, GU21 6XR
01483 757700 / sales@seymours-woking.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 757700

Property details

- 4/5 bedrooms
- 2 baths
- EPC Rating D
- 1407 sq. ft
- * Semi Detached Five Bedroom Chalet Style Home
- * Superb Quiet Cul De Sac Location
- * Luxury Fitted 15ft Kitchen
- * 12'9 Dining Room * 15'9 Living Room
- * Downstairs Bathroom * 60ft Southerly Aspect Garden
- * Off Street Parking At the Front
- * Superbly Presented Throughout
- * Internal viewings Recommended *

Situated in a popular and peaceful cul-de-sac, this deceptively spacious extended four-bedroom chalet-style semi-detached home offers over 1,400 sq ft of versatile and beautifully presented accommodation, making it an ideal home for growing families or those seeking flexible living space.

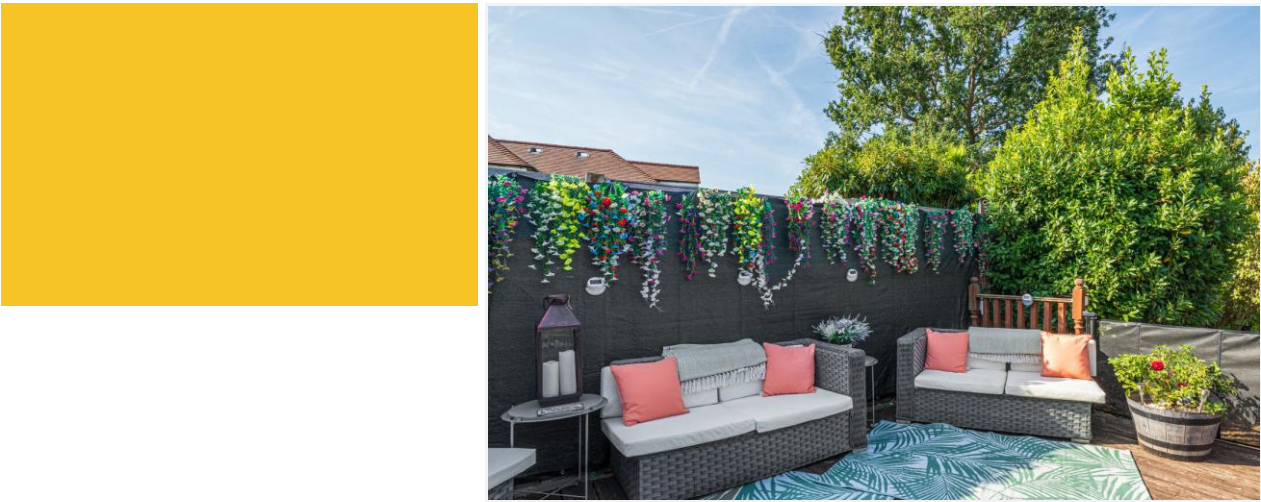
The property has been thoughtfully modernised and updated throughout and provides well-balanced accommodation over two floors. The ground floor features a welcoming sitting room to the front, a generous dining room, and an impressive family room overlooking the rear garden, creating excellent spaces for both everyday living and entertaining. The well-appointed kitchen/breakfast room forms the heart of the home and offers ample storage and workspace with direct access to the garden.

The flexible layout also includes two ground floor bedrooms, ideal for guests, multi-generational living or home office use, together with a modern family bathroom and an additional shower room.

The first floor offers two/three further bedrooms, all served by a convenient cloakroom/WC, providing excellent family accommodation.

Outside, the property enjoys a delightful, secluded approximately 60ft south-facing/sunny rear garden, offering a high degree of privacy with plenty of space for outdoor entertaining, children's play and gardening. To the front, a generous driveway provides off-street parking for three to four vehicles.

Offering flexible accommodation, modern presentation and a highly sought-after location, this is a superb family home that must be viewed to fully appreciate the space on offer



The area is famous for its outstanding countryside including Ranmore and Box Hill.

