



HILLCROFT

WOKING • SURREY

HILLCROFT
WEST HILL ROAD, WOKING, SURREY, GU22 7UJ

The property offers an abundance of charm and character throughout, with impressive family accommodation arranged over three floors. From the moment you enter, the initial impression is one of space, with a large and welcoming entrance hall setting the tone for the generous accommodation that follows.

There are three spacious reception rooms, all typical of this style of home and offering excellent flexibility for both family living and entertaining. The modern kitchen/breakfast room is fitted with a range of attractive cream Shaker-style units, with a useful utility room conveniently located adjacent.

The bedroom accommodation is equally impressive, with six generously proportioned bedrooms arranged over two floors. The principal bedroom benefits from a modern en-suite shower room, in addition to the main family bathroom. On the second floor, bedroom five also has the benefit of an en-suite shower room, while the additional bedroom six has the potential to be used as an office, gym space or bedroom. There is also a useful loft storage room.

Outside, the property benefits from a double-width garage and off-road parking on the driveway. To the rear, the garden is fully enclosed, private and well suited to family life. A large patio area provides an excellent space for outdoor dining and entertaining, while the substantial area of lawn offers plenty of room for children to play.

Overall, this is a superb family home, combining generous and versatile accommodation with character, privacy and excellent outside space.



3A-3B, COMMERCIAL WAY, WOKING, SURREY, GU21 6XR
01483 757700
SALES@SEYMOURS-WOKING.CO.UK





ACCOMMODATION & SPECIFICATION

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LOCATION

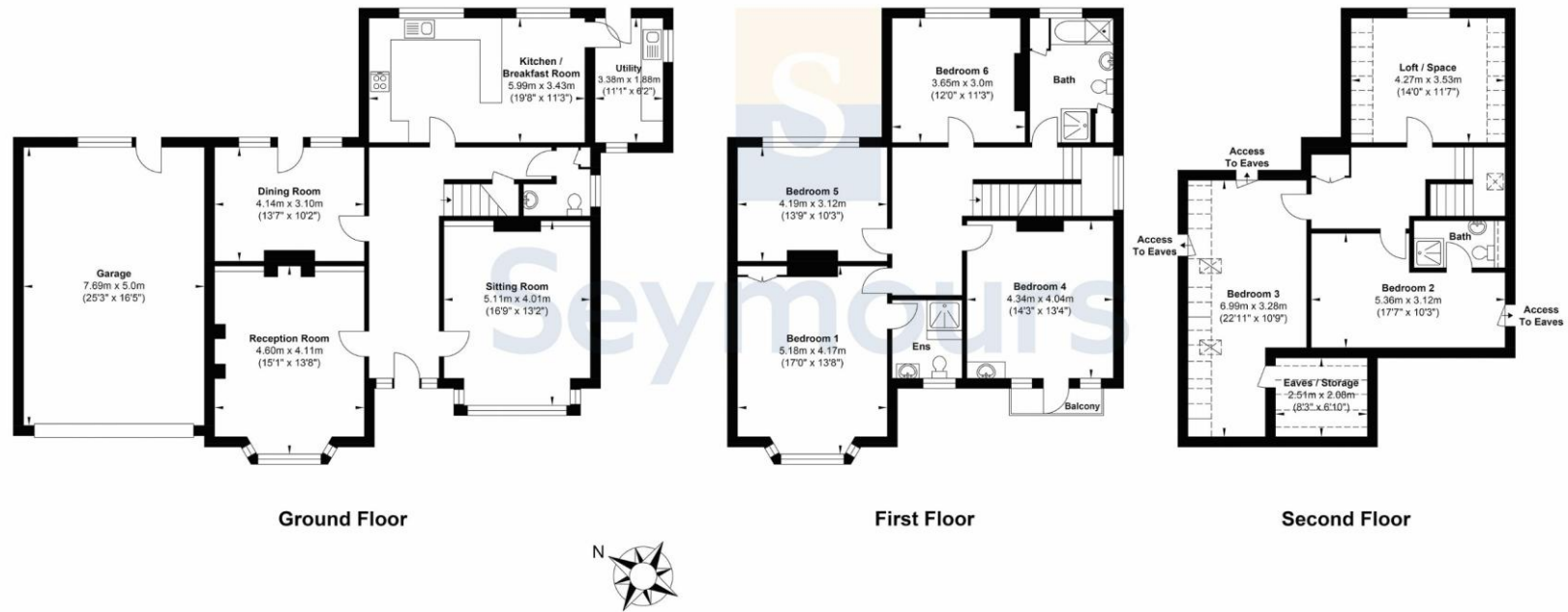
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve.

The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.









Gross Internal Floor Area : 316.9 m2 ... 3411 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Seymours

3A-3B, Commercial Way, Woking, Surrey, GU21 6XR

01483 757700

sales@seymours-woking.co.uk

www.seymours-estates.co.uk

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