



Fenwick Close | Woking | Surrey | GU21 3BY





Fenwick Close, Woking, Surrey, GU21 3BY

Having been cleverly extended and remodelled by the current owners, this impressive five bedroom family home is offered to the market in fantastic condition, providing spacious, versatile and well presented accommodation throughout. Extending to approximately 1,965 sq ft of gross internal area, including the garage, the property has been thoughtfully arranged over two floors to create an ideal home for modern family living.

The ground floor offers a welcoming and spacious living room, providing a comfortable setting for relaxing and spending time with family. The generous kitchen/dining room is ideally suited to everyday family life, complemented by a separate utility room for added convenience. A further reception room, currently arranged as a family room, has direct access into the integral garage.

To the first floor, there are five well proportioned bedrooms, offering excellent flexibility for growing families, visiting guests or those requiring dedicated home working space. The principal bedroom benefits from a large four piece en-suite bathroom, bedroom two also has an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress, with a superbly landscaped rear garden featuring a contemporary porcelain tiled patio, ideal for outdoor dining and entertaining, alongside a large lawned area providing ample space for families to enjoy. Side access is available, with the added benefit of double gates leading to a generous side area. The current owners have previously utilised this space to park a caravan, offering excellent flexibility for those requiring additional vehicle or recreational storage.

To the front, a large driveway provides ample off-road parking, further enhancing the practicality of this attractive family home.

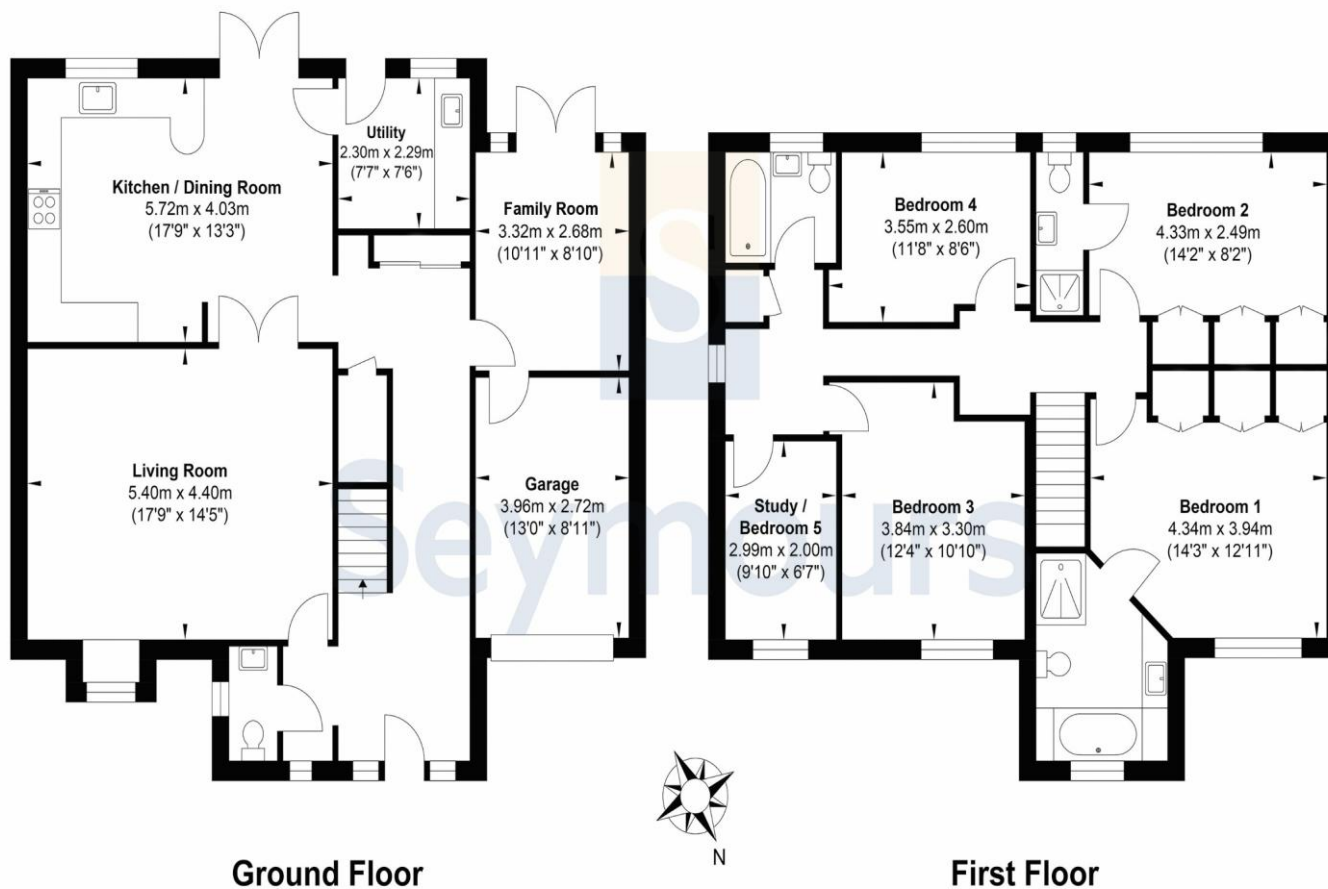
The combination of thoughtful extensions, clever remodelling and fantastic presentation makes this a particularly appealing home, ready for its next owners to move in and enjoy. With its generous accommodation, three reception areas and five bedrooms, the property offers an excellent balance of space, comfort and versatility.

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, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.







Gross Internal Floor Area : 183.0 m2 ... 1965.0 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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