



Property details

 3 bedrooms

 2 baths

 EPC Rating B

 1252 sq. ft

- THREE DOUBLE BEDROOMS
- ENSUITE TO MASTER
- KITCHEN/BREAKFAST ROOM
- GARAGE
- DRIVEWAY
- WITHIN EASY REACH OF HOLY TRINITY & GORDONS SCHOOLS
- WITHIN EASY REACH OF BROOKWOOD MAINLINE STATION

A stunning detached family home, offered with no onward chain, beautifully positioned within the sought-after Oaks Meadow development in West End. Presented to the market in excellent condition throughout, this attractive property offers spacious and well-appointed accommodation ideal for modern family living.

The first floor boasts three generous double bedrooms, including a superb principal bedroom with built-in wardrobes and a contemporary ensuite shower room. The remaining bedrooms are served by a stylish family bathroom fitted with a three-piece suite comprising a wash hand basin, WC and bath with wall-mounted shower.

On the ground floor, the front-aspect kitchen/breakfast room has been thoughtfully designed with a range of shaker-style base and eye-level units, complemented by composite stone worktops. Integrated appliances include a double oven, induction hob, dishwasher and washer/dryer, while there is ample space for a dining table, creating an ideal family hub.

To the rear of the property is a spacious living room featuring a useful storage cupboard and double doors opening onto the garden, allowing plenty of natural light to flow through. A downstairs cloakroom completes the accommodation.

Outside, the south-facing rear garden is predominantly laid to lawn and benefits from a patio area, perfect for outdoor dining and entertaining. To the front, a driveway provides parking for two vehicles, in addition to a garage which offers excellent potential for conversion as well as the loft, subject to the necessary planning permissions.

The highly regarded Gordons School and Holy Trinity School are both within easy reach, along with local shops, Brookwood Mainline Station and excellent road links via the M3.

Location

West End village is conveniently located for access to Junction 3 of the M3 which in turn gives access to both Heathrow and Gatwick international airports. Education is well catered for with two excellent schools, the highly regarded Gordons School and Holy Trinity primary school. The Gosden Parade provides a good range of shops to include a news agents, hairdressers and coffee shop. Local dining is also excellent with the Inn At West End directly in the village whilst local Chobham village also offers several similar pub/restaurants. Brookwood station is approximately 2.3 miles with a regular direct service to Waterloo.

N.B Annual charges apply of approx. £300.00

Council tax band: Tax band E

Local authority: Surrey Heath Borough Council

Tenure: Freehold

Viewings

By appointment only

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For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker- <https://checker.ofcom.org.uk/>

Please contact the office regarding material information for this property



Three Double Bedrooms

Close to Local Schools



Floorplan

Approximate Gross Internal Area

Main House 1,252 sq. ft / = 116.33 sq. m

Garage 200 sq. ft / = 18.60 sq. m

Total 1,452 sq. ft / = 134.93 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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