

Seymours

11 Kerria Way
West End, Woking, Surrey, GU24 9XA
OIEO£700,000

Property details

- 4 bedrooms
- 2 baths
- EPC Rating C
- 1362 sq. ft
- Brookwood 2.39 miles
- Within 670m of Gordons School
- Stunning Open Plan Kitchen/Dining Room
- Ensuite to Master
- Driveway With Parking For Two/Three Cars
- Downstairs Cloakroom
- Utility Room
- Walking Distance to Holy Trinity School
- Two Reception Rooms

This extended detached family home is offered to the market in excellent condition having been beautifully maintained by the current owners and is ideally placed for Gordons School which is approximately 670m away.

The accommodation offered includes a spacious front aspect lounge complete with a bay window and feature fireplace fitted with an electric fire. A garage conversion has created another reception room that is currently utilised as a family room/office.

At the rear of the property is the beating heart of the home, a stunning open plan kitchen with a pitched roof creating the feeling of space and Velux windows that allow for plenty of natural light. The kitchen has been fitted with an extensive range of base and eye level shaker style units, that are complimented by black granite worktops, and a large island providing further worksurface space. Adjoining is a utility room and a downstairs cloakroom completes the ground floor.

Upstairs are four well-proportioned bedrooms, two of which are fitted with built in wardrobes, the master benefitting from the use of an ensuite. The remaining bedrooms share the use of a neat family bathroom fitted with a three-piece suite comprising a wash hand basin with vanity unit, w/c and a p-shaped bath.

Outside there is a pleasant rear garden that is mainly laid to lawn with a large decking area providing space to sit. At the front of the property is a driveway with parking for two/three cars completing what this wonderful home has to offer.

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, butchers, 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.

Transport Links

Brookwood 2.39 miles
Bagshot 2.57 miles
Sunningdale 3.75 miles

Schooling Facilities
Primary
Holy Trinity CofE Primary School
Bisley CofE Primary School
Hammond Community Junior School

Secondary
Gordon's School
Collingwood College
The Winston Churchill School

Council tax band: Tax band F
Local authority: Surrey Heath Borough Council
Tenure: Freehold

Viewings
By appointment only
01483 798969 / sales@seymours-knaphill.co.uk

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/





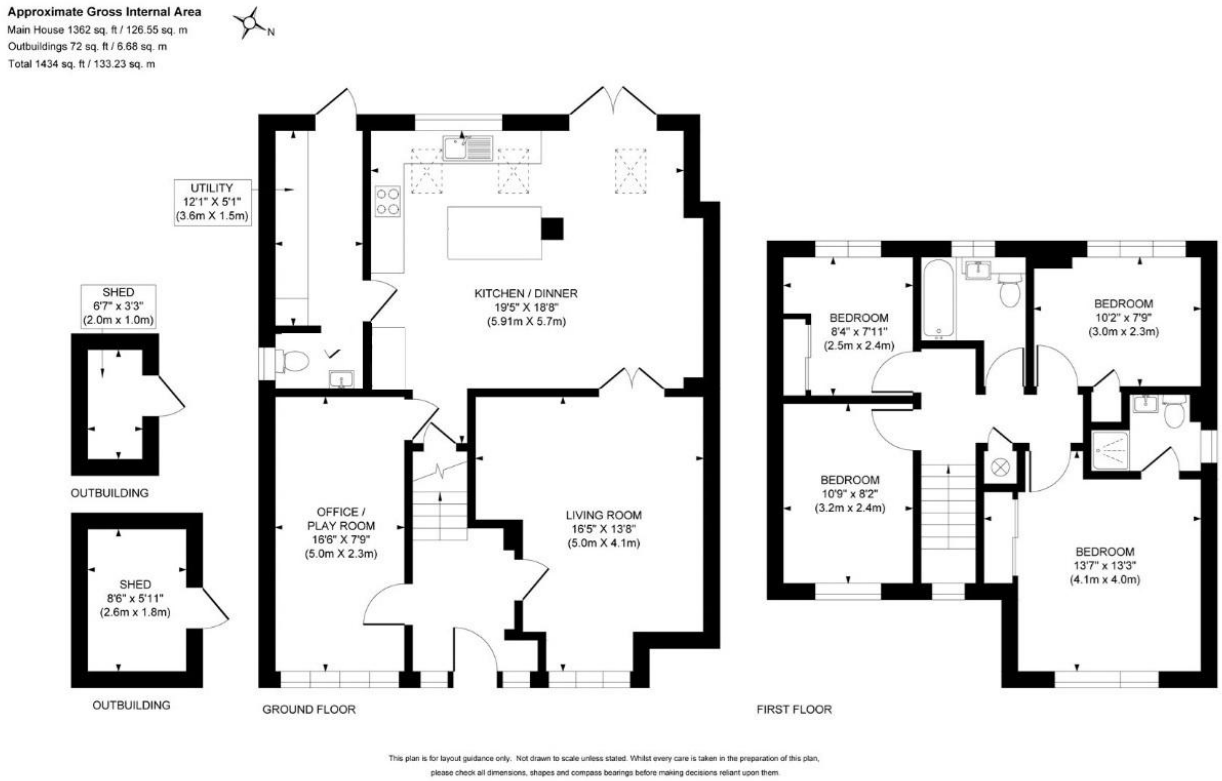
Close to Local Schools

Stunning Open Plan
Kitchen/Dining Room





Floorplan









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