



Hazel House | Sycamore Avenue | Woking | GU22 9FG





Hazel House, Sycamore Avenue, Woking, GU22 9FG

A hugely impressive penthouse apartment set within a highly regarded Crest Nicholson development, offering exceptional space, style, and far-reaching views towards the Surrey Hills. Located within a mile of Woking town centre, this superbly presented home occupies the top floor of a contemporary and well-maintained building.

The accommodation is both spacious and beautifully finished, featuring two double bedrooms, two bath/shower rooms, and an expansive open-plan living space with access to a spectacular wraparound balcony.

The contemporary kitchen is a standout feature, fitted with sleek high-gloss base and eye-level units, integrated appliances including oven, ceramic hob, extractor, dishwasher, and fridge/freezer. A central island with stone worktops, breakfast bar seating adding both functionality and a striking focal point to the space perfect for entertaining or relaxed dining.

Full-height double-glazed windows to two sides flood the living area with natural light and provide direct access to the balcony, which wraps around the entire apartment. The main bedroom enjoys built-in wardrobes, balcony access, and an en-suite shower room, while the second bedroom also benefits from full-height windows and fitted storage.

Additional features include a spacious hallway with utility cupboard, a well-appointed family bathroom, electric heating, video security entry system, and allocated covered parking.

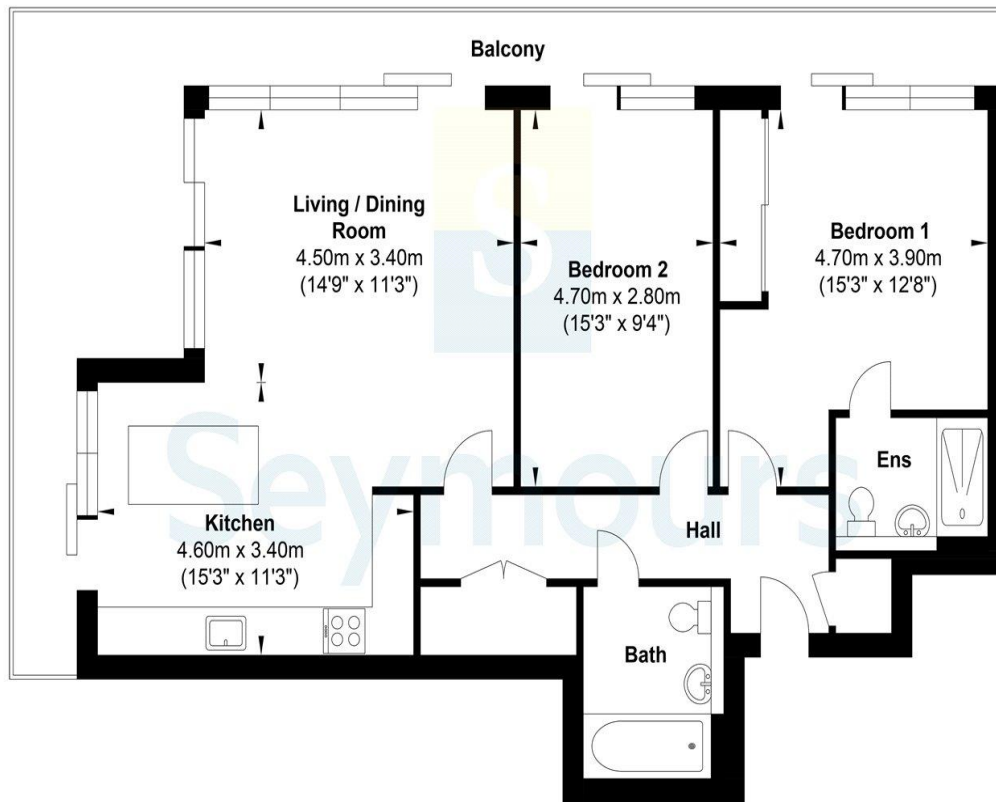
The wraparound balcony is truly impressive wide enough for outdoor furniture and dining and allows access from the main bedroom right around to the living room, creating a seamless indoor-outdoor lifestyle.

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 : 83.47 m2 ... 898.46 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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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