



Willow Bank | Woking | Surrey | GU22 9PD





Willow Bank, Woking, Surrey, GU22 9PD

A beautifully presented three-bedroom semi-detached home, tucked away in a peaceful cul-de-sac within the highly sought-after Westfield area.

Offering approximately 1,186 sq ft of thoughtfully designed accommodation, this superb home has been updated to create a stylish and practical living environment. At the heart of the property is an impressive 26ft open-plan kitchen, dining and reception room, perfectly suited to modern family life and entertaining. The contemporary kitchen features a central island, double oven, integrated wine fridge and an abundance of cleverly designed deep storage, including built-in drawers within drawers, providing exceptional practicality without compromising on style.

The spacious living and dining area flows seamlessly into a bright conservatory, extending the living space and flooding the room with natural light while offering direct access to the rear garden. Throughout the ground floor, wet underfloor heating provides comfort and efficiency, complemented by useful understairs storage and a convenient cloakroom.

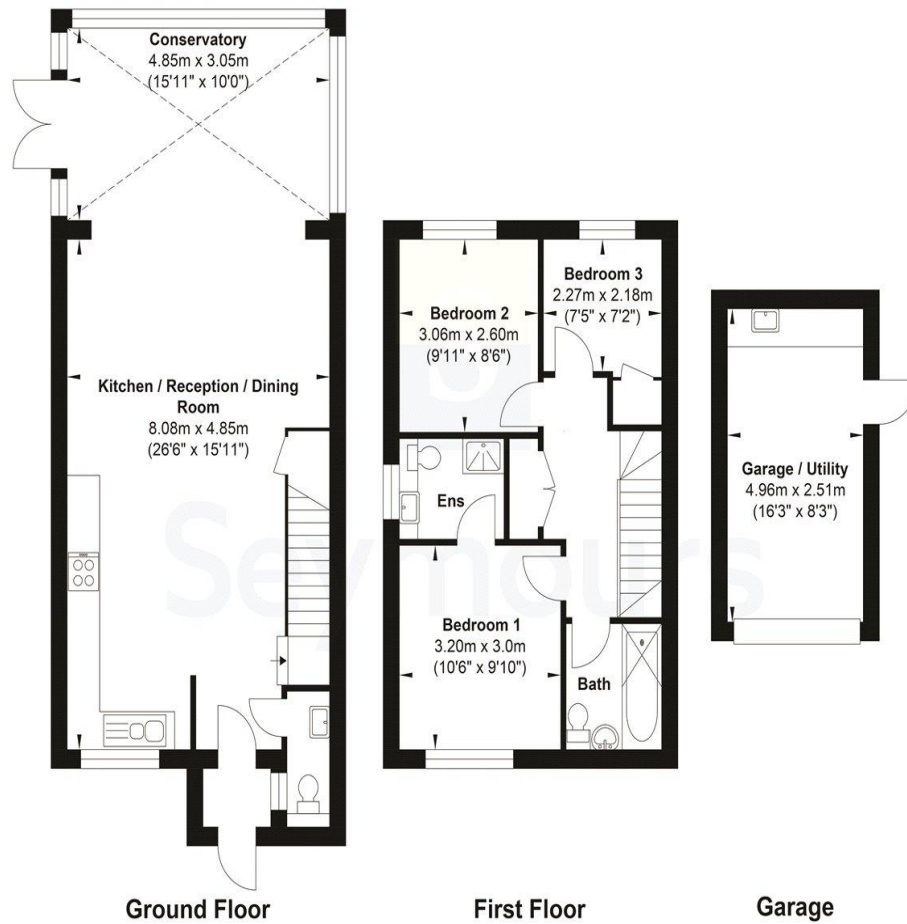
Upstairs, the principal bedroom benefits from a recently redecorated en-suite shower room, complete with a convenient shower control button located beside the bed, allowing the shower to be switched on before you step in. Two further well-proportioned bedrooms are served by a family bathroom, which has been refreshed with new flooring to provide a modern finish.

Further features include a recently installed water softening system, an external garage/utility room with plumbing and additional storage, an electric remote-controlled roller garage door, and an external power supply.

Combining generous open-plan living with an array of thoughtful upgrades, this exceptional home occupies a peaceful and highly desirable setting. Ideally located within the catchment area of some of the country's most highly regarded schools, it is also conveniently positioned close to Woking Station, providing fast and direct connections to London







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Gross Internal Floor Area : 110.1 m2 ... 1186 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.



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