



Greenmeads | Woking | Surrey | GU22 9QL





Greenmeads, Woking, Surrey, GU22 9QL

Offered to the market with no onward chain, this attractive and versatile family home presents an excellent opportunity for buyers seeking generous accommodation, flexibility and practical living. With the potential to accommodate four or five bedrooms, the property features a selection of reception rooms, a fitted kitchen, a sunroom, a separate study and an attached garage, making it ideally suited to modern family life and those working from home.

The ground floor welcomes you with a well proportioned kitchen, providing a practical space for everyday cooking. The spacious open plan living/dining room offers an inviting setting for relaxing with family and entertaining guests, while the sunroom provides additional living space and an ideal spot to unwind.

There is a large bedroom downstairs with built in wardrobes and bay window. The dedicated study/formal dining room, while a ground floor WC adds to the property's everyday convenience.

To the first floor, the property offers three bedrooms and a family bathroom. The versatile ground floor accommodation provides scope for alternative uses, potentially allowing the property to suit buyers seeking four or five bedrooms, depending on their individual needs and layout preferences.

The property further benefits from an attached garage, providing useful storage and potential for vehicle parking, together with a separate garden shed offering additional practical storage space. There is also a driveway for multiple vehicles.

With its generous room proportions, multiple reception areas and adaptable layout, this property offers an excellent opportunity to create a wonderful long term family home. The added benefit of no onward chain may appeal to buyers looking for a more straightforward purchase.

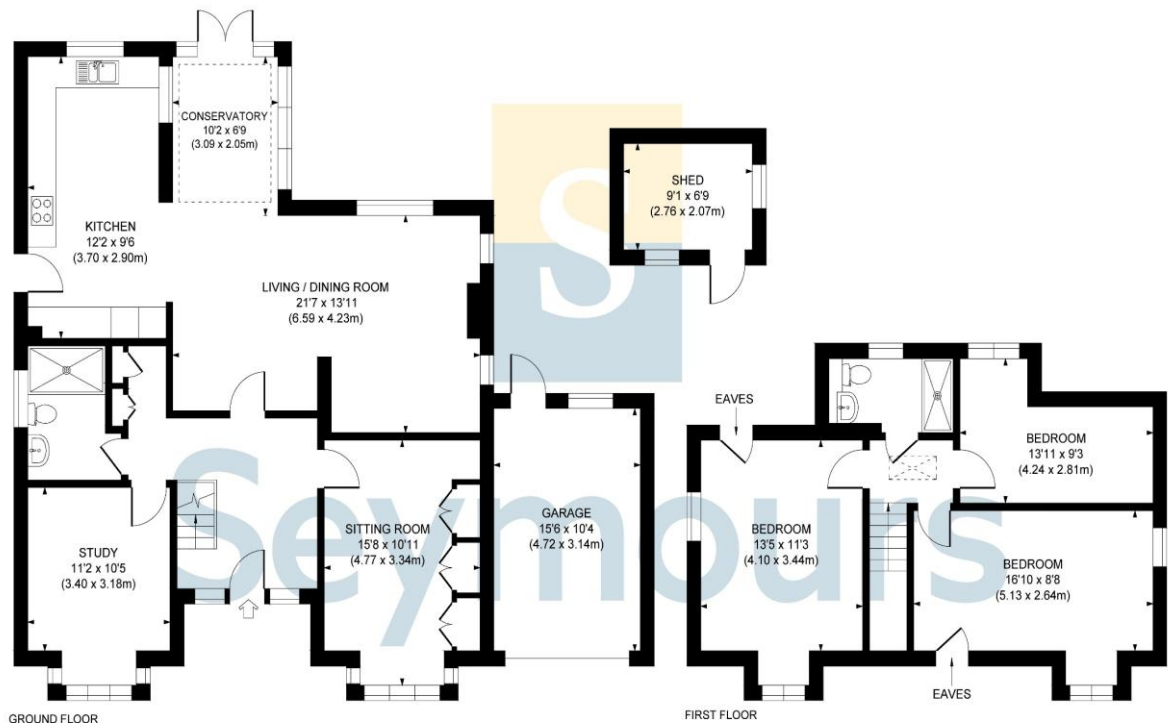
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, 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.





Approximate Gross Internal Area
Main House 1,765 sq. ft / 163.93 sq. m
Garage 159 sq. ft / 14.82 sq. m
Shed 61 sq. ft / 5.71 sq. m
Total 1,985 sq. ft / 184.46 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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