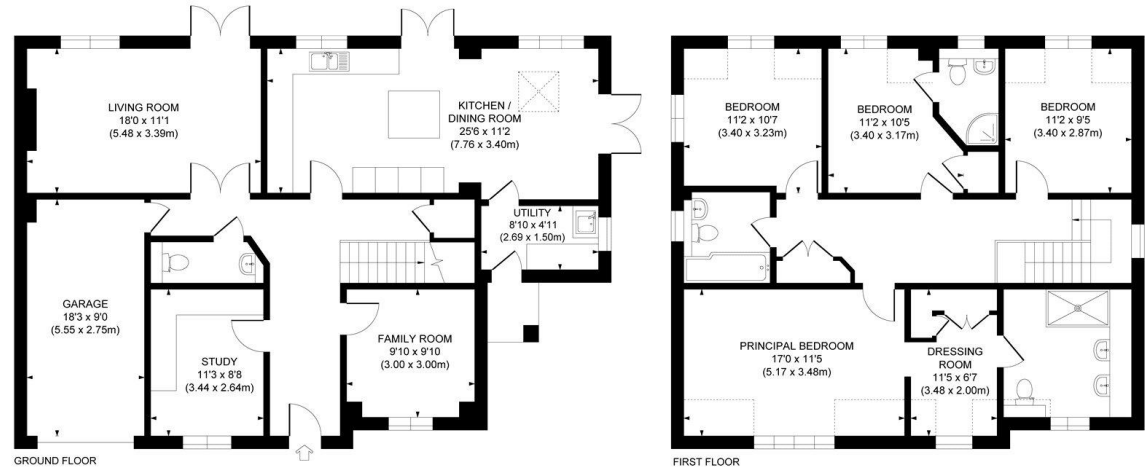


Floorplan

Approximate Gross Internal Area
Main House 2,007 sq. ft / 186.45 sq. m
Garage 164 sq. ft / 15.26 sq. m
Total 2,171 sq. ft / 201.71 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.



Seymours



31 Orchard Close
West End, Woking, Surrey, GU24 9NS
£895,000 Asking Price

Knaphill office 25 High Street, Knaphill, GU21 2PP
01483 798969 / sales@seymours-knaphill.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 798969

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 4 bedrooms
- 3 baths
- EPC Rating D
- 2007 sq. ft

- Approximately 750m From Gordons School
- Quiet Cul de Sac in Donkey Town
- Corner Plot Garden
- Three Reception Rooms
- Kitchen/Dining Room
- Utility Room
- Luxurious Principal Suite With Dressing Area and Ensuite
- Downstairs Cloakroom

This is a well-presented and substantially extended family home, occupying a generous corner plot within a quiet cul-de-sac in the popular Donkey Town area of West End. Offering spacious and versatile accommodation arranged over two floors, the property is presented in excellent condition throughout and is ideally positioned for families, being approximately 750 metres from Gordon’s School.

The accommodation begins with a welcoming entrance hallway providing access to the principal ground-floor rooms. The main living room is a particularly generous reception space, with plenty of room for a range of furniture and French doors opening directly onto the rear garden, creating a bright and comfortable family living area.

A major feature of the house is the extended kitchen/dining room. The property has been extended to the side, increasing the original footprint and creating a much larger and more practical kitchen alongside an excellent dining/family area. The kitchen itself is fitted with a comprehensive range of contemporary white units, contrasting work surfaces a breakfast bar and a water softener, while the dining area benefits from a vaulted ceiling with rooflight, further windows and French doors opening onto the garden. The extension also incorporates a separate utility room, providing valuable additional storage and laundry space.

There are two further reception rooms on the ground floor, offering excellent flexibility for modern family life. These are currently arranged as a home office and an additional sitting room, although either could equally work as a playroom, snug or formal dining room depending on requirements. A modern downstairs cloakroom completes the ground-floor accommodation.

Upstairs, the property continues to offer an excellent amount of space. The principal bedroom is particularly impressive, providing generous bedroom accommodation together with a separate dressing area and contemporary en-suite shower room with twin wash basins and a large walk-in shower. One of the remaining bedrooms also benefits from its own en-suite shower room, while the additional bedrooms provide further flexible family accommodation and are complemented by a modern family bathroom..

Outside, the property enjoys the considerable advantage of occupying a corner plot, giving the garden a greater feeling of space and privacy. The rear garden wraps around the property and provides a combination of patio areas, lawn and established planting, with plenty of space for outdoor seating and entertaining. The property also benefits from an integral garage, which has plumbing for a second washing machine, providing useful additional utility space.

The location is another major attraction. Set within a quiet residential cul-de-sac in Donkey Town, the house combines a peaceful setting with convenient access to West End village and the surrounding area. For families considering local schooling, the property is particularly well positioned, lying approximately 750 metres from the highly regarded Gordon’s School.

Overall, this is an excellent family home that has been significantly improved and extended, combining generous living accommodation, a superb principal bedroom suite, an extended kitchen/dining space, utility room and versatile reception rooms with the added benefit of a corner plot and sought-after cul-de-sac setting.

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

Viewings
By appointment only

[01483 798969](tel:01483798969) / 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/>

Please contact the office regarding material information for this property

