

8 MAPLE GROVE

WOKING • SURREY

8 MAPLE GROVE, WOKING, SURREY, GU22 9PJ

Having undergone extensive extension and refurbishment works throughout, this beautifully presented four double bedroom detached chalet bungalow is being offered for sale for the first time in over twenty five years.

To the ground floor, the home benefits from an open-plan kitchen/dining room with breakfast bar, which is perfect for entertaining and leads through to a separate utility room with integral access to the garage. To the rear of the property is an extended living room with direct access to a raised decking area. The versatile accommodation also allows scope to utilise either of the two downstairs bedrooms as an additional reception room, if required.

To the first floor, there are two further double bedrooms, each benefitting from their own bathrooms. The master bedroom enjoys views over the rear garden from its Juliet balcony, as well as benefiting from its own dressing room area.

Externally, the property occupies a level and enclosed plot, with a substantial rear garden measuring approximately 70ft in length. To the rear of the property, you will find a detached cabin and summer house, both benefiting from power, double glazing and presenting a variety of potential uses to suit the needs of the new owner.



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ACCOMMODATION & SPECIFICATION

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STAR WARS
MONACO




BEACH







LOCATION

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.



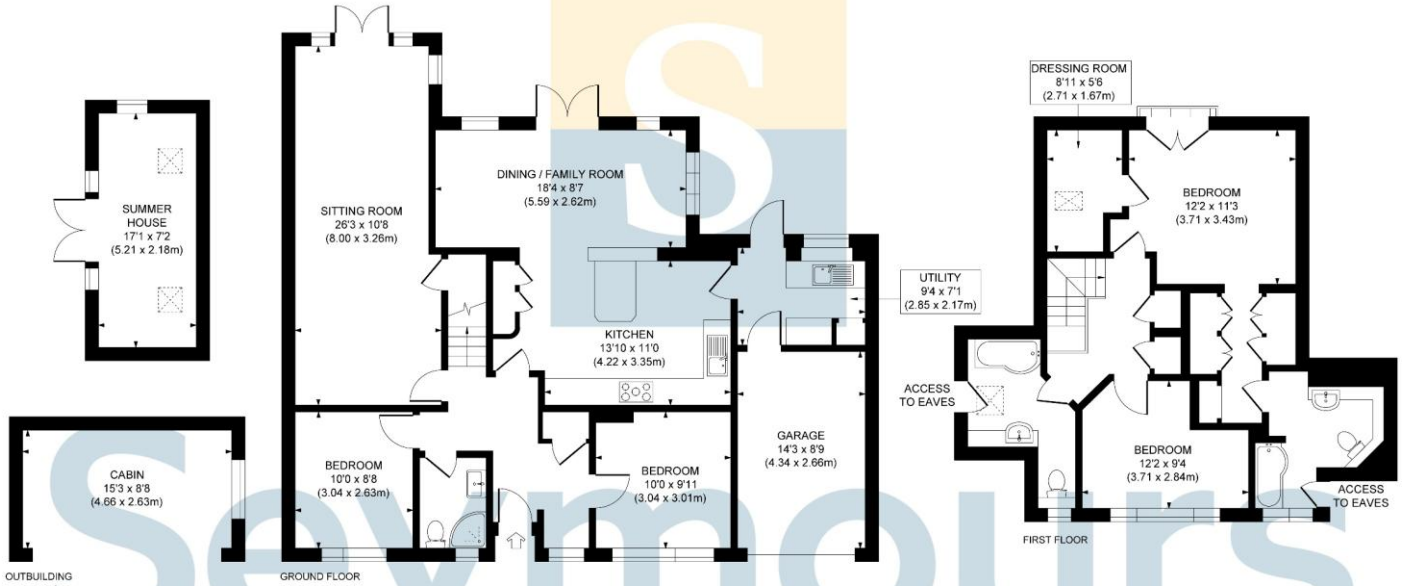








Approximate Gross Internal Area
Main House 1,785 sq. ft / 165.79 sq. m
Garage 134 sq. ft / 12.48 sq. m
Outbuilding 132 sq. ft / 12.25 sq. m
Total 2.050 sq. ft / 190.52 sq. m



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

The Property Ombudsman

APPROVED CODE

Seymours

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