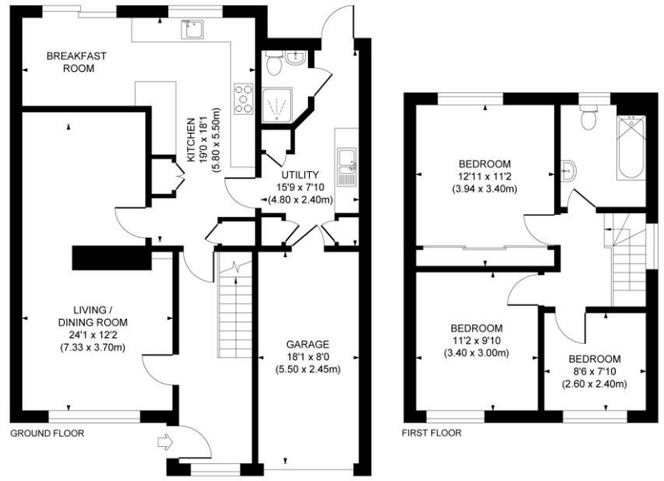
Floorplan

Approximate Gross Internal Area
Main House 1,205 sq. ft / 111.98 sq. m
Garage 145 sq. ft / 13.47 sq. m
Total 1,350 sq. ft / 125.45 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.

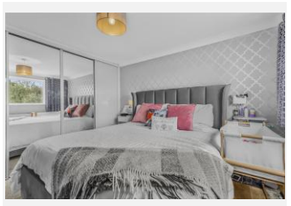






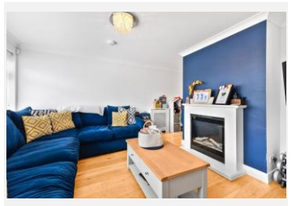
Seymours











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£585,000 OIEO

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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

- 3 bedrooms
- 2 baths
- EPC Rating - D
- 1205 sq. ft

- Approximately 800m From Gordons School
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Utility Room
- Downstairs Shower Room
- Driveway Providing Off Street Parking
- South Facing Garden
- Close to Shops

A deceptively spacious detached family home, beautifully remodelled by the current owners to provide a stylish and practical layout ideally suited to modern family living. The property is particularly well positioned for local schools, being approximately 800 metres from Gordons School and within walking distance of Holy Trinity School, while excellent transport links provide easy access to Brookwood Station and the M3.

The ground floor has been thoughtfully remodelled to create a superb open-plan kitchen and dining area positioned at the rear of the property, providing a wonderful focal point for family life and entertaining. The kitchen is fitted with an extensive range of Shaker-style wall and base units, complemented by stone worktops, a traditional Butler sink and space for a range of freestanding appliances. The adjoining dining area enjoys a pleasant outlook over the garden and creates a natural connection between the house and outside space.

Further ground floor accommodation includes a separate utility room and a useful shower room, adding practicality to the family layout. There are also two reception rooms, including a front-aspect sitting room featuring an attractive fireplace, together with a second reception room currently arranged as a playroom, providing flexibility to suit the needs of the new owners.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, while the remaining bedrooms offer versatile accommodation for children, guests or home working. The family bathroom is fitted with white sanitaryware comprising a wash hand basin with vanity unit, WC and bath with wall-mounted shower.

Outside, the property benefits from a private, south-facing rear garden, which is fully enclosed and provides an excellent space for children, entertaining and relaxing during the warmer months. To the front is a driveway providing off-road parking, together with an area of lawn which offers the potential, subject to any necessary permissions, to create additional parking if required. A garage provides further useful storage or parking.

The property is conveniently positioned for a range of everyday amenities, with local shops close by, while both Brookwood mainline station and the M3 motorway are easily accessible, making the property particularly appealing to commuters.

An excellent family home combining a thoughtfully remodelled interior and a highly convenient location close to well-regarded schools and excellent transport connections.

Location

West End village is conveniently located for access to Junction 3 of the M3 which in turn gives access to both Heathrow and Gatwick international airports. Education is well catered for with two excellent schools, the highly regarded Gordon's School and Holy Trinity primary school. The Gosden Parade provides a good range of shops to include a news agents, hairdressers and coffee shop. Local dining is also excellent with the Inn At West End and the Hare & Hounds directly in the village whilst local Chobham village also offers several similar pub/restaurants. Brookwood station is approximately 2.3 miles with a regular direct service to Waterloo.

Council tax band: E
Local authority: Surrey Heath
Tenure: Freehold



Approximately 800m From Gordons School





Open Plan Kitchen/Dining Room

