



SMARTS HEATH ROAD

WOKING • SURREY

SMARTS HEATH ROAD, WOKING, SURREY, GU22 0NP

An exceptional detached chalet bungalow offering approximately 3,363 sq ft of versatile and well-maintained accommodation. The property provides five generously proportioned bedrooms and four reception rooms, making it ideally suited to family living, entertaining and a variety of modern lifestyle requirements.

The property has recently been thoughtfully adapted with accessibility in mind and would be particularly suitable for an elderly couple, with level floors throughout, widened hallway, and no trip hazards. Equally, the generous accommodation and flexible layout make it an excellent family home.

The property has benefited from a number of significant recent improvements, including a new Howdens kitchen, a new gas boiler installed in the garage in 2025, and the replacement of the majority of the radiators. A Nest thermostat has also been installed, together with energy-efficient lighting throughout the property.

The ground-floor family bathroom has been comprehensively updated and features a pocket door, walk-in bath and shower, separate electric controls for the bath and shower, and underfloor heating. A new ensuite wet room has also been installed, with electric shower controls and underfloor heating.

A particularly appealing feature is the spacious garden room/orangery, complete with a roof lantern and bifold doors opening onto the garden. This light-filled additional reception space provides a wonderful connection to the outdoors and can be used throughout the year for relaxing, dining or entertaining.



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ACCOMMODATION & SPECIFICATION

The property further benefits from off-street parking and a substantial double garage, providing excellent vehicle accommodation and storage. Additional features include a new alarm system, Nest security cameras to the front and rear, and a safe which can remain at the property if required.

Overall, this substantial and versatile period chalet bungalow offers a rare combination of character, generous accommodation, accessibility and extensive recent improvements, while retaining considerable scope for further personalisation. Early viewing is highly recommended to appreciate the space, flexibility and quality of accommodation on offer.









LOCATION

Outside, the beautifully maintained gardens provide a peaceful and private setting, with an attractive patio offering an ideal space for outdoor dining and entertaining. A large pond with filtration equipment is situated at the front of the property.



The property enjoys a convenient semi-rural location in the popular village of Mayford, with the property enjoying an attractive outlook to the front and being within easy reach of Smarts Heath Common, with local amenities including a village shop, post office and the well-regarded pubs, The Bird in Hand and The Drumming Snipe, all within easy walking distance. Regular bus services operate nearby, including the number 35 route connecting Woking and Guildford, while coach services to London Heathrow are also accessible locally. Worplesdon Train Station is within easy reach and Woking mainline station is a short drive away, offering fast rail services to London Waterloo.

Families are well served by a range of schooling options. Nearby primary schools include Barnsbury Primary School and Nursery, together with several schools in the surrounding area. Secondary education is available at highly regarded schools including The Winston Churchill School, St John the Baptist School, Woking and Woking High. Independent options include Hoe Bridge School and Halstead St Andrew's School.





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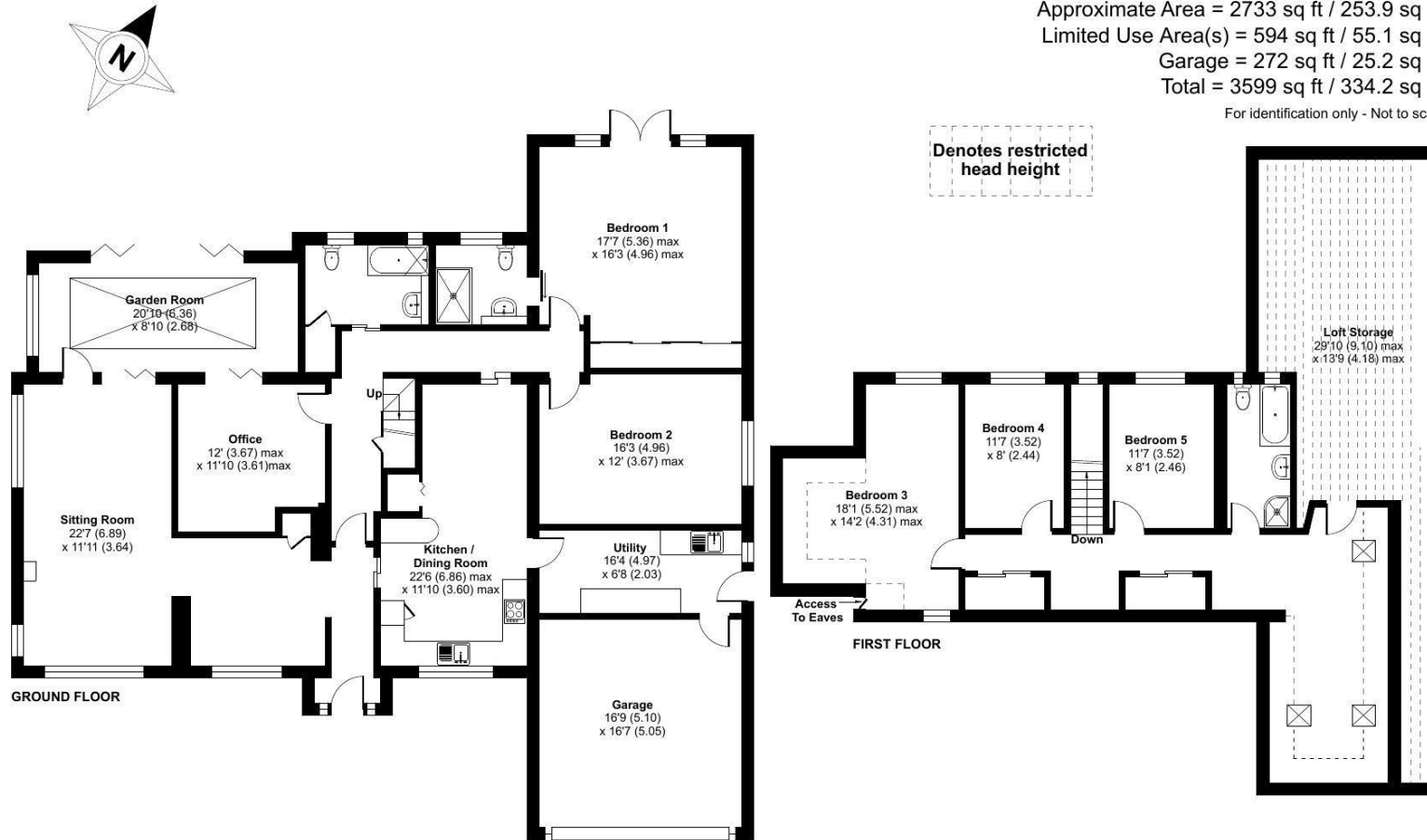
Approximate Area = 2733 sq ft / 253.9 sq m

Limited Use Area(s) = 594 sq ft / 55.1 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 3599 sq ft / 334.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1515203





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