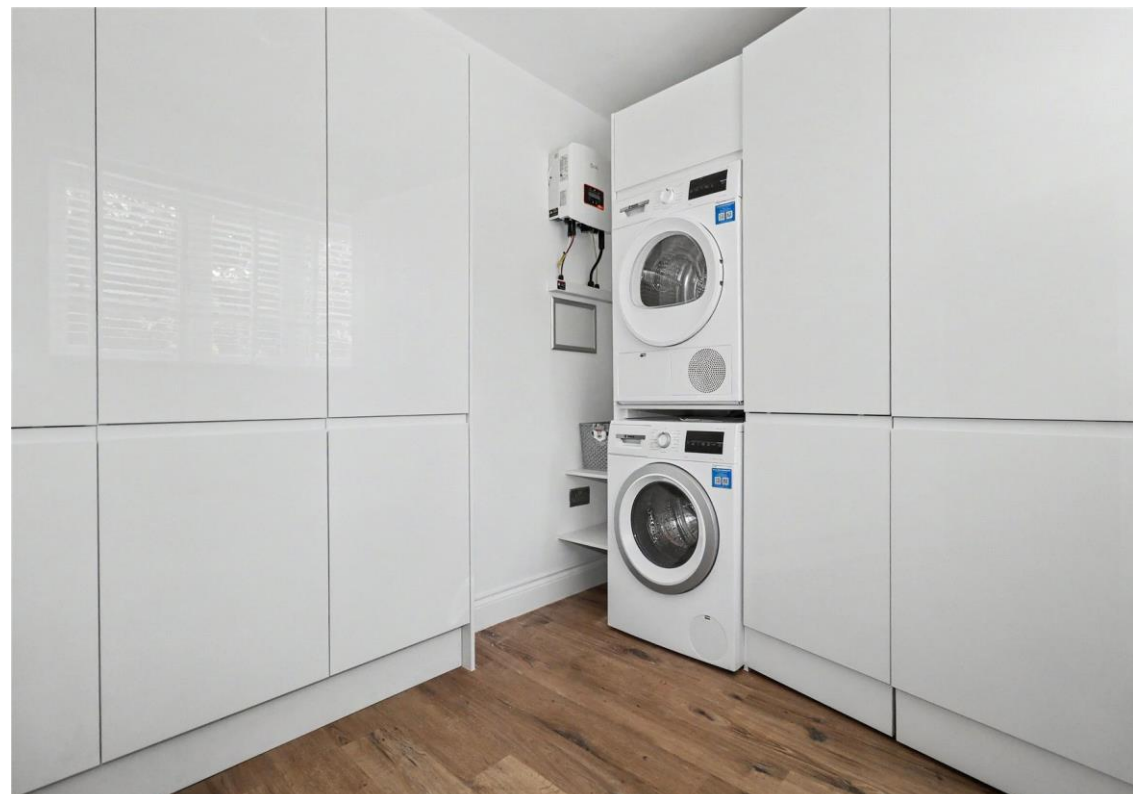




Tilia Close | Woking | Surrey | GU22 9GD





Tilia Close, Woking, Surrey, GU22 9GD

Seymours presents this exclusive development of just seven thoughtfully designed four-bedroom homes, comprising four semi-detached, one mid-terrace and two end-of-terrace townhouses. Built with modern family living in mind, each property combines generous accommodation with a high specification and energy-efficient features.

The ground floor centres around a superb open-plan kitchen, dining and living area, creating a bright and sociable space for everyday life and entertaining. There is also a separate study, ideal for home working, together with a downstairs cloakroom.

The contemporary kitchens are fitted with a comprehensive range of Bosch appliances, including a double oven, induction hob, extractor, microwave and fridge freezer. A separate utility room includes a Bosch washing machine and condensing tumble dryer. Underfloor heating extends throughout the ground floor, with Karndean flooring to the ground floor and bathrooms and quality carpeting to the upper floors.

There are four well-proportioned bedrooms on the first and second floors, with two modern bathrooms featuring premium Villeroy & Boch sanitaryware. Bedrooms one and two benefit from built-in wardrobes, while UPVC windows and full-width patio doors help create bright and spacious interiors.

The homes have been designed with energy efficiency in mind, combining gas-fired heating with air source heat pumps and photovoltaic solar panels. Each property also benefits from two allocated parking spaces, an EV charging point and a private rear garden with patio and garden shed.

Situated within walking distance of Woking town centre and its mainline railway station, residents have an excellent range of shops, restaurants, leisure facilities and cultural attractions close at hand. Woking station provides fast and frequent services to London, with journey times of approximately 24 minutes.

For those who enjoy the outdoors, Woking Park, the Basingstoke Canal and River Wey are all nearby, while Chobham Common and a number of prestigious golf courses are within easy reach. The area also offers a good selection of schools, including Hoe Valley School and Woking High School.

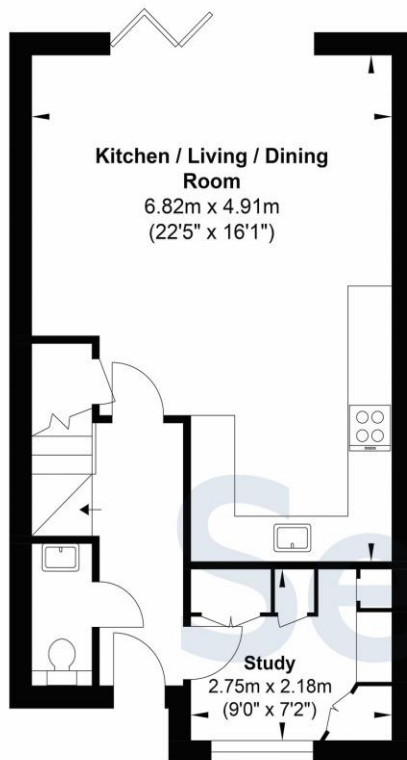
Combining stylish contemporary accommodation, an impressive specification, private gardens and excellent commuter connections, these homes represent a fantastic opportunity to purchase a brand-new four-bedroom property in a well-connected Woking location.

Early viewing is highly recommended.

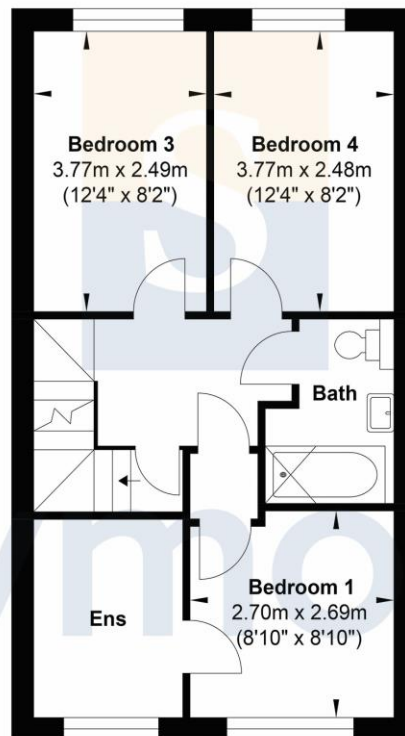




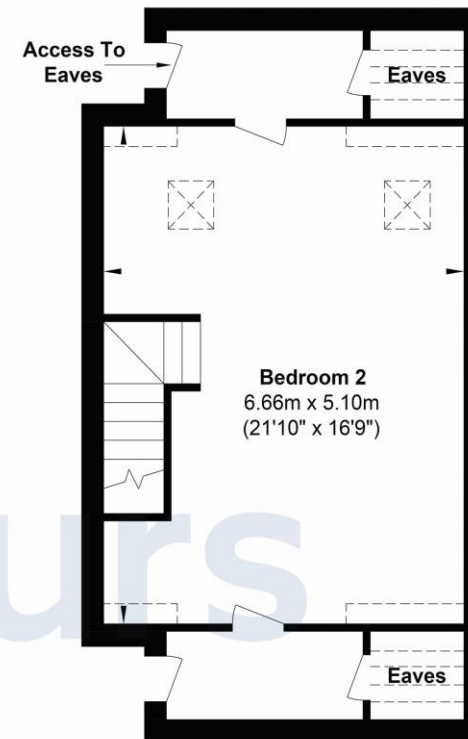
Denotes Restricted
Head Height



Ground Floor



First Floor



Second Floor



Gross Internal Floor Area : 135.0 m2 ... 1455 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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