



WOKING

OIEO £900,000

Rarely available, a charming double fronted detached period chalet bungalow, superbly located in a conservation area, a short walk from Woking town centre and it's mainline station.

West Hill Lodge, West Hill Road, Woking, GU22

Approximate Area = 1644 sq ft / 152.7 sq m

Limited Use Area(s) = 110 sq ft / 10.2 sq m

Garage = 216 sq ft / 20.1 sq m

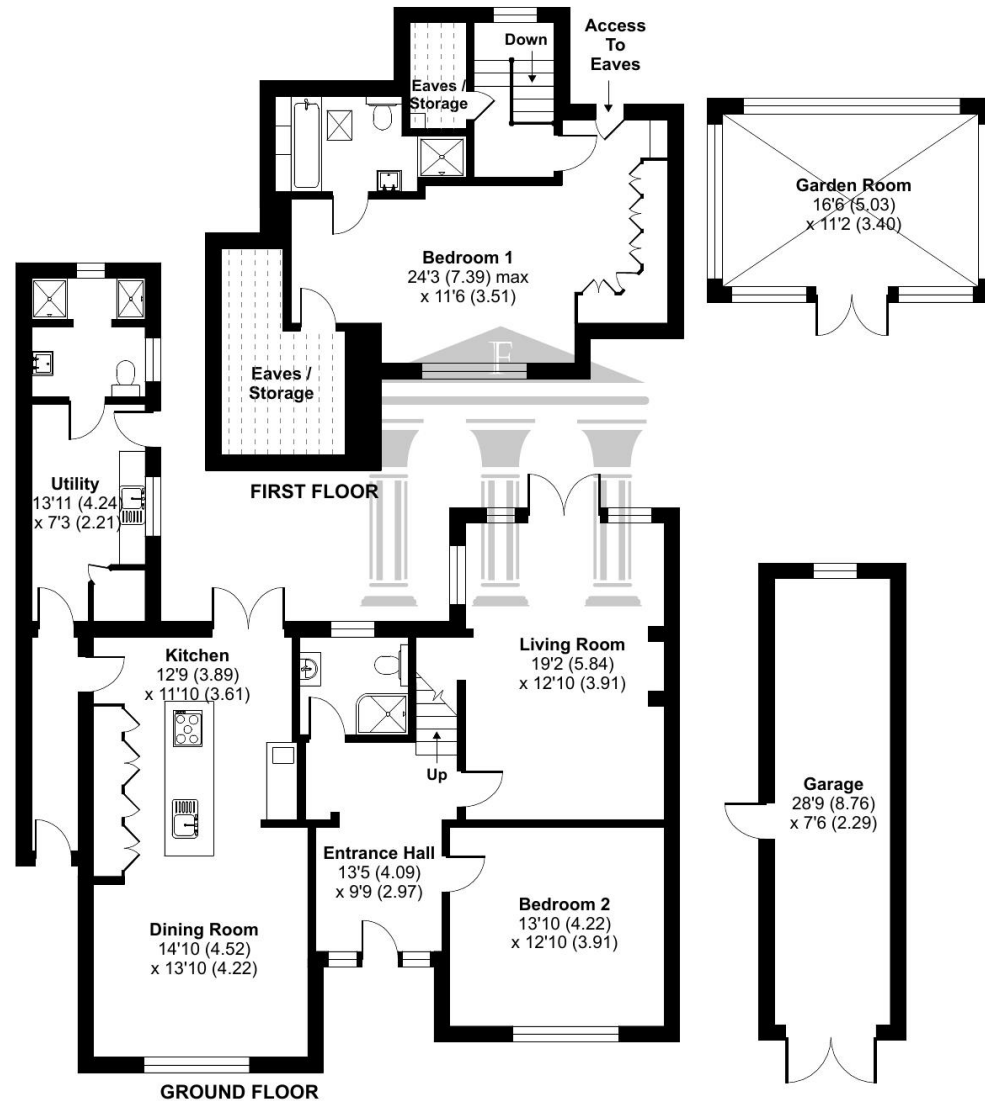
Outbuilding = 184 sq ft / 17.1 sq m

Total = 2154 sq ft / 200.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Foundations Independent Estate Agents. REF: 955414

West Hill Road, Woking, Surrey

- 27ft Kitchen/Dining Room.
- Automated Gates
- Conservation Area
- Three Bathrooms
- Neptune Kitchen and Bathrooms
- Walking Distance of Mainline Station
- Numerous Period Features
- Kitchen Style Garden
- No Onward Chain

Rarely available, a charming double fronted detached period chalet bungalow, superbly located in a conservation area, a short walk from Woking town centre and it's mainline station. West Hill Lodge has been beautifully and meticulously updated throughout to an extremely high standard and is offered to the market with No Onward Chain.

The spacious as well as versatile accommodation features a warm and welcoming entrance hall, double opening doors lead to an impressive open plan 27ft kitchen/dining room.

The handcrafted Neptune kitchen offers an array of floor to ceiling cabinets and a large centre island with quartz worktops. This area has been cleverly designed to create a functional culinary and entertaining space.

The kitchen leads to a sizeable utility room/boot room and a downstairs cloakroom. A 19ft living room enjoys a central fireplace with wood burning stove and oak wood floor and French double-glazed door to the rear garden. A further double aspect reception room/bedroom and separate shower room conclude the ground floor.

The first floor features an impressive 24ft principle bedroom with fitted wardrobes, various storage eaves cupboards and a stunning en-suite bathroom.

Externally, the property is approached via double automated gates which lead to the block paved driveway and a double length garage. To the rear, a good size kitchen style garden, with greenhouse and various paved patios.

Woking is a modern and contemporary town that has been the subject of very significant improvement in recent years and in fact continues to be so. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities not least of which is the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Within walking distance you have Woking's mainline station, widely regarded to be one of the best commuting rail stations in the south-east which runs a fast and frequent service into Waterloo (approx. 23 mins



