



MAYFORD

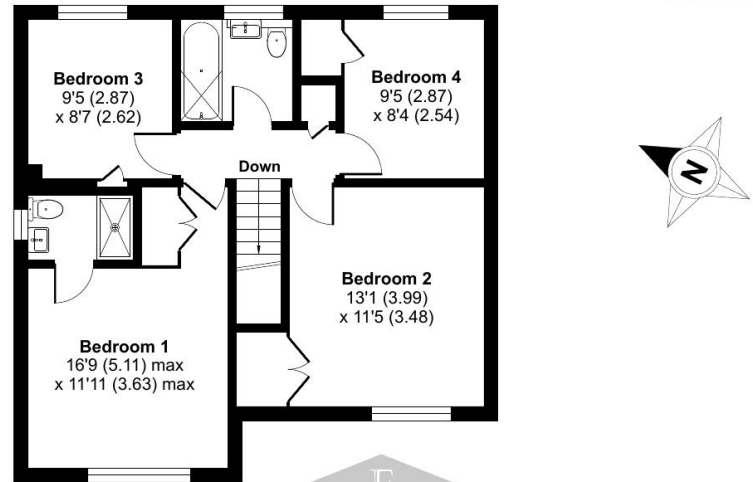
OIRO £750,000

**An attractive Mock Tudor style
four bedroom detached
residence, located in a peaceful
cul-de-sac backing directly onto
a local nature reserve.**

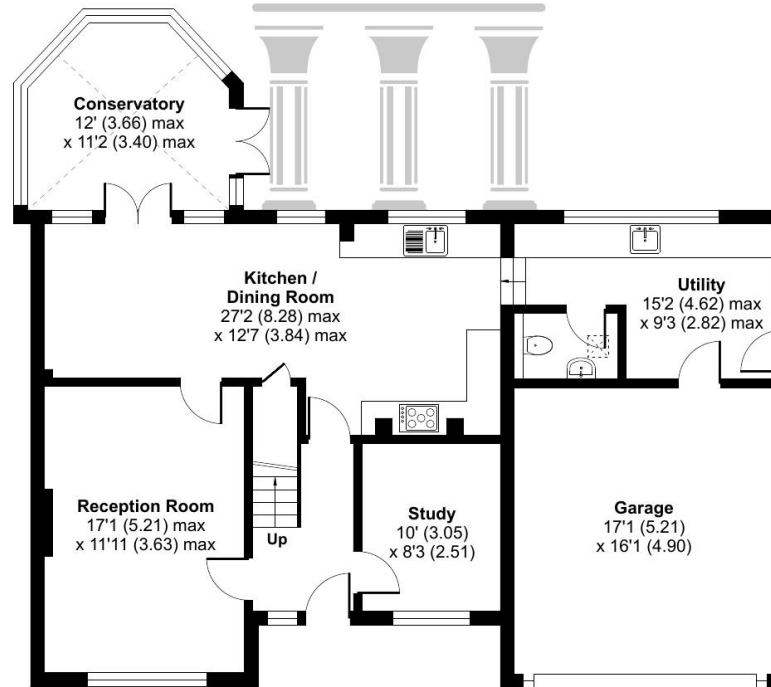
Mayford, Woking, GU22

Approximate Area = 1898 sq ft / 176.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2023. Produced for Foundations Independent Estate Agents. REF: 961087

Drakes Way, Mayford, Woking, Surrey, GU22 0NX

- **Mock Tudor Style**
- **Four Double Bedrooms**
- **Open Plan Kitchen/Breakfast/Dining Room**
- **Spacious Reception Room**
- **Utility Room**
- **Family Room**
- **Cul-de-sac Location**
- **Corner Plot Garden**
- **Backing Onto A Nature Reserve**

An attractive Mock Tudor style four bedroom detached residence, located in a peaceful cul-de-sac backing directly onto a local nature reserve.

The accommodation comprises a light, airy open plan kitchen/breakfast/dining room which enjoys views over the garden and nature reserve beyond, spacious living room, separate family room/study, bespoke double glazed conservatory and a large utility room. Upstairs, four double bedrooms and a family bathroom. Other features include a corner plot garden which backs directly onto the nature reserve, a block paved driveway providing off street parking for numerous cars which leads to an integral garage. Internal viewings are highly recommended via the vendor's sole agents.

Conveniently placed on the outskirts of Woking and Guildford, Mayford is a highly desirable and quiet village offering great access for the commuter, to the A3 which is less than 2 miles from Woking Town Centre & mainline station, with links to London Waterloo (approx 23 minutes). There is also the smaller Worplesdon station nearby offering a less frequent service. Perfect for enjoying the great outdoors, Mayford is surrounded by country parks, commons, heathland and long stretches of walks along the Basingstoke Canal and the Wey Navigation. Nearby Woking Town Centre boasts a large covered shopping facility, comprising The Peacocks and Wolsey Place, with a fantastic choice of shops and restaurants, along with two theatres and six cinemas. For nightlife, the Chertsey Road area of the town has a selection of restaurants, bars and pubs. Located within walking distance of both a primary and secondary school including the newly opened Hoe Valley Secondary School, and Woking Sports Box. The Greenfield Independent School is also located in Woking, and the highly rated University of Surrey is within easy reach in nearby Guildford.

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



