



Homes of Distinction



SOUTH WOKING

West Hill Road, Woking, Surrey, GU22 7UJ

A charming six bedroom Edwardian family home set on the ever favoured south side of Woking.

'Hillcroft' is a charming six bedroom detached Edwardian residence superbly located in a highly sought after conservation area on the south side of Woking, 0.9 miles from the town centre and mainline station.

The property offers much charm and character throughout with great family accommodation arranged over three floors. The accommodation is impressive upon entering the house, the initial impression is one of space. The reception hall is large and welcoming, and all three reception rooms are spacious, very typical of this style of home. The kitchen/breakfast room is modern and fitted with a range of grey shaker style units, with a utility room adjacent. Upstairs there are six bedrooms set over two floors, all of which are large in size including the principal bedroom benefitting from a modern en-suite shower room in addition to the main family bathroom. On the second floor, bedroom 6 also benefits from an en-suite shower room, and the other bedroom offers plenty of storage. There is also a loft storage room. The top floor is ideal for an au-pair or for those wishing to work from home.

Outside there is a double width garage and off road parking on the driveway. To the rear, the garden offers a superb degree of seclusion and privacy. There is a large area of patio together with a superb area laid to lawn, making this a great family home.



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

Set on the ever favoured south side of Woking offering a good selection of leisure centres, swimming pools and gyms. The station offers fast mainline rail services to London Waterloo with some services as quick as 23 minutes. The Basingstoke Canal meanders through the heart of Woking, an ever-present reminder of the proximity of open space, calm and countryside. The area in general is served well with an excellent selection of schools both in the private and state sectors including Guildford High School for Girls, Guildford Grammar, Ripley Court, St George's Weybridge, Hoe Bridge, Cranleigh, Charterhouse, St Catherine's and the American School at Cobham. The motorway network can be accessed just 5 miles away (J10, M25/A3), allowing straightforward road travel to central London (about 28 miles) and airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).





ACCOMMODATION & SPECIFICATION

- ❖ Detached Edwardian Residence
- ❖ Six Bedrooms
- ❖ Three Reception Rooms
- ❖ Modern Fitted Kitchen/Breakfast Room
- ❖ Utility Room
- ❖ Three Bathrooms Including En-Suite To Principal Bedroom
- ❖ Accommodation Arranged Over Three Floors
- ❖ Located Within 0.9 Miles Of Mainline Station
- ❖ Double Width Garage and Off Street Parking
- ❖ Located Within A Conservation Area
- ❖ Character Features Throughout



West Hill Road, Woking, GU22

Approximate Area = 3246 sq ft / 301.6 sq m (includes garage)

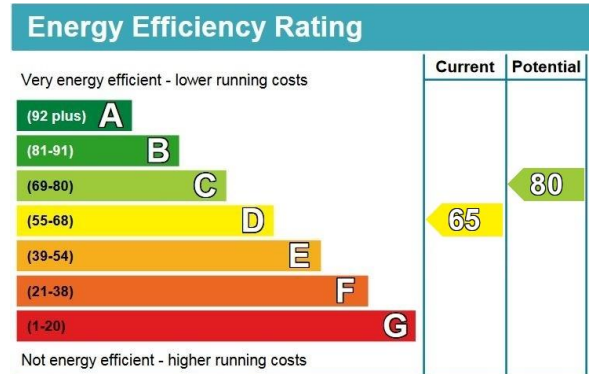
Limited Use Area(s) = 165 sq ft / 15.3 sq m

Total = 3411 sq ft / 316.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Foundations Independent Estate Agents. REF: 762863





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www.foundationsofwoking.com

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