

WOKING

Offers in Excess of £700,000

**INCREDIBLE FAR REACHING
VIEWS!**

A fabulous four double bedroom end of terrace executive residence presented in excellent condition. The property is located in a highly sought after development occupying arguably the finest spot with outstanding views.

Sycamore Avenue, Woking, GU22

Approximate Area = 1500 sq ft / 139.3 sq m

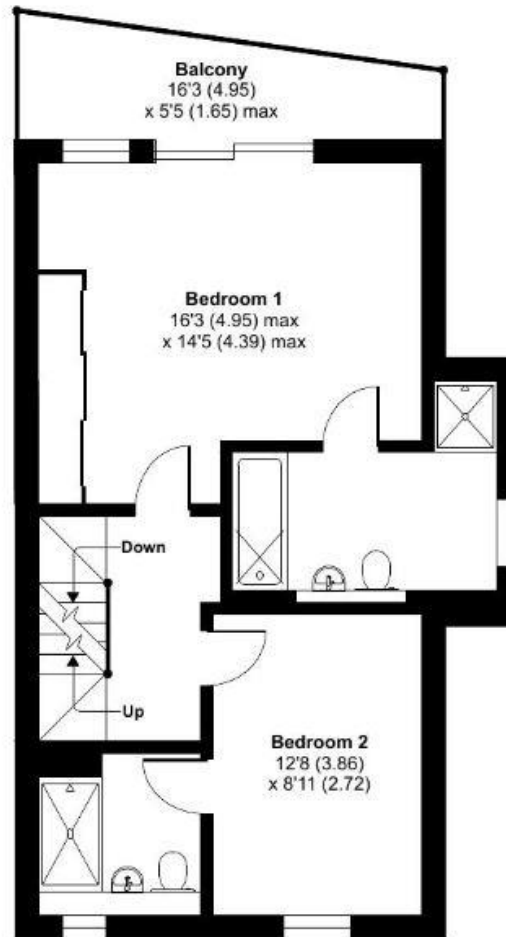
Outbuilding = 40 sq ft / 3.7 sq m

Total = 1540 sq ft / 143 sq m

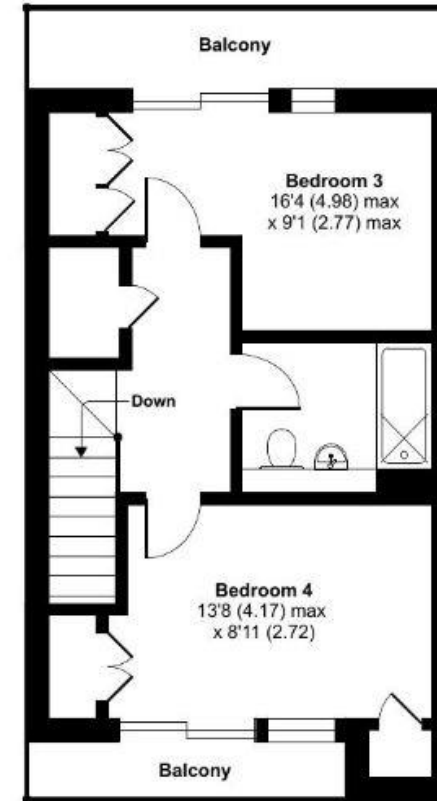
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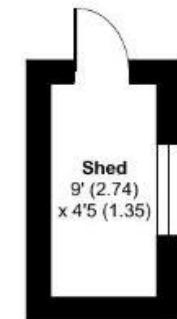
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

Sycamore Avenue, Woking, Surrey, GU22 9FH

- **Outstanding Views**
- **Four Double Bedrooms**
- **Three Balconies**
- **Superb Condition**
- **Two Parking Spaces**
- **Secluded Rear Garden**
- **Three Bathrooms**
- **Walking Distance Of Mainline Station**
- **Open Plan Reception Room**

INCREDIBLE FAR REACHING VIEWS!

A fabulous four double bedroom end of terrace executive residence presented in excellent condition. The property is located in a highly sought after development occupying arguably the finest spot with outstanding views. Woking Town Centre and mainline station, as well as Woking Park are within walking distance.

The accommodation comprises an impressive open plan double aspect reception room with bi-folding doors to the rear garden. The luxuriously appointed kitchen with integrated appliances and a utility cupboard is also open plan to the reception room. There is also a downstairs cloakroom on the ground floor. The first floor features a large principal bedroom with bespoke wardrobes and a five piece en-suite bathroom. Double glazed doors lead to a balcony which enjoys the most wonderful views. There is also a guest bedroom with en-suite shower room on this floor. The top floor benefits from a family bathroom and two further double bedrooms, both with balconies enjoying the views. Other features include a low maintenance rear garden with access to the Hoe Valley Nature Reserve and two allocated parking spaces. Council tax band E - EPC rating B.

Internal viewings are highly recommended to fully appreciate this fabulous home.

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.



