



MAYFORD

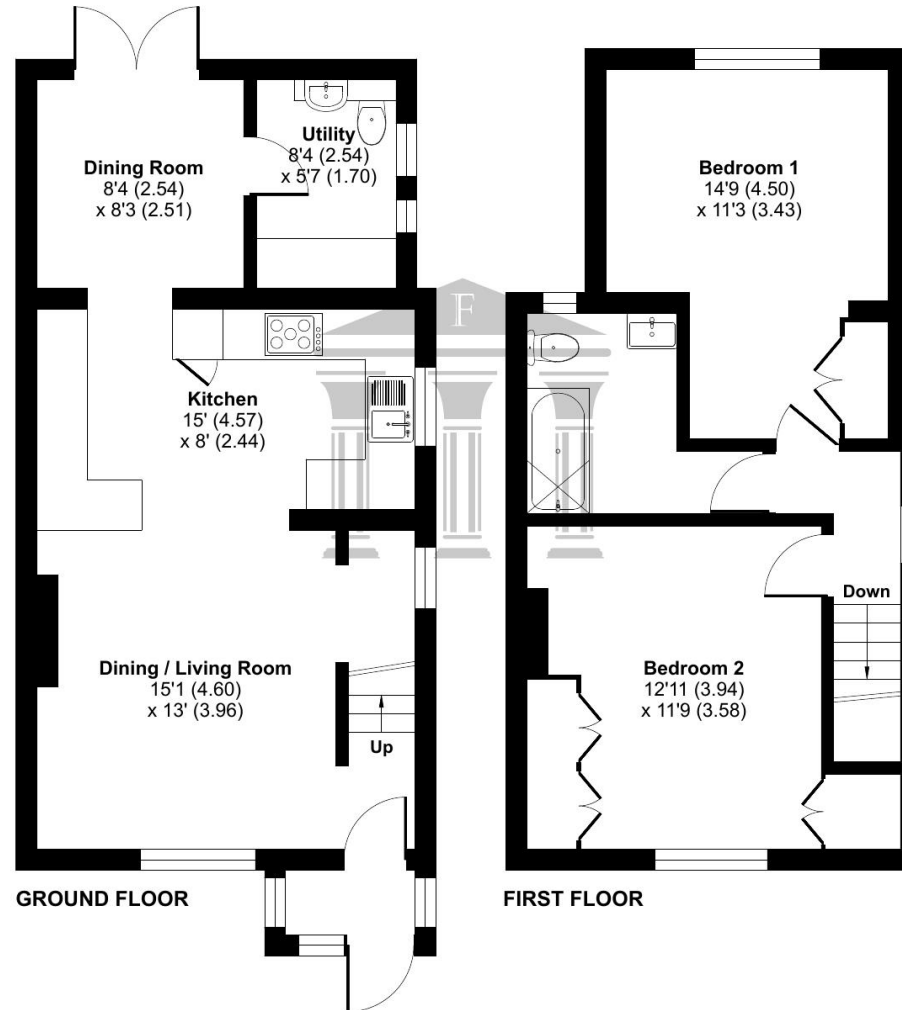
OIEO £500,000

Welcome to this beautifully presented two bedroom semi detached period cottage. This well appointed residence boasts a seamless open plan layout on the ground floor.

Havelock Cottages, Egley Road, Woking, GU22

Approximate Area = 901 sq ft / 83.7 sq m

For identification only - Not to scale



Havelock Cottages, Egley Road, Woking, Surrey, GU22 0NQ

- **Period Cottage Overlooking a Green**
- **Two Double Bedrooms**
- **Open Plan Kitchen/Dining Room**
- **Separate Reception Room**
- **Utility Room**
- **Downstairs Cloakroom**
- **Off Street Parking**
- **Secluded Rear Garden**

Welcome to this beautifully presented two bedroom semi detached period cottage. This well appointed residence boasts a seamless open-plan layout on the ground floor. The living experience is elevated by a well-proportioned kitchen/dining room, an added utility room, separate reception room and the convenience of a downstairs cloakroom.

Upstairs, the comfort continues with two generously sized double bedrooms that offer an oasis of relaxation and a well appointed family bathroom. Step outside to discover a secluded rear garden, perfect for unwinding amidst nature's beauty. A front driveway offers off-street parking, ensuring both convenience and practicality. Enriching the charm of this property is its picturesque position overlooking a green, blending harmoniously with the surroundings. This period cottage encapsulates the perfect combination of timeless allure, modern comforts, and a coveted location, making it a remarkable opportunity for refined living.

Mayford is a highly desirable village on the outskirts of Woking and Guildford. This quiet village offers great access to the commuter needing the A3 and is less than 2 miles from Woking Town Centre & mainline station with a link to London Waterloo (24 minutes approximately). 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 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. Woking is well-served with both primary and secondary schools. The highly rated University of Surrey is located in nearby Guildford and the Surrey campus of the International School of London is located in Woking.

Council Tax Band D – EPC Rating D

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.



