



MAYFORD

£725,000

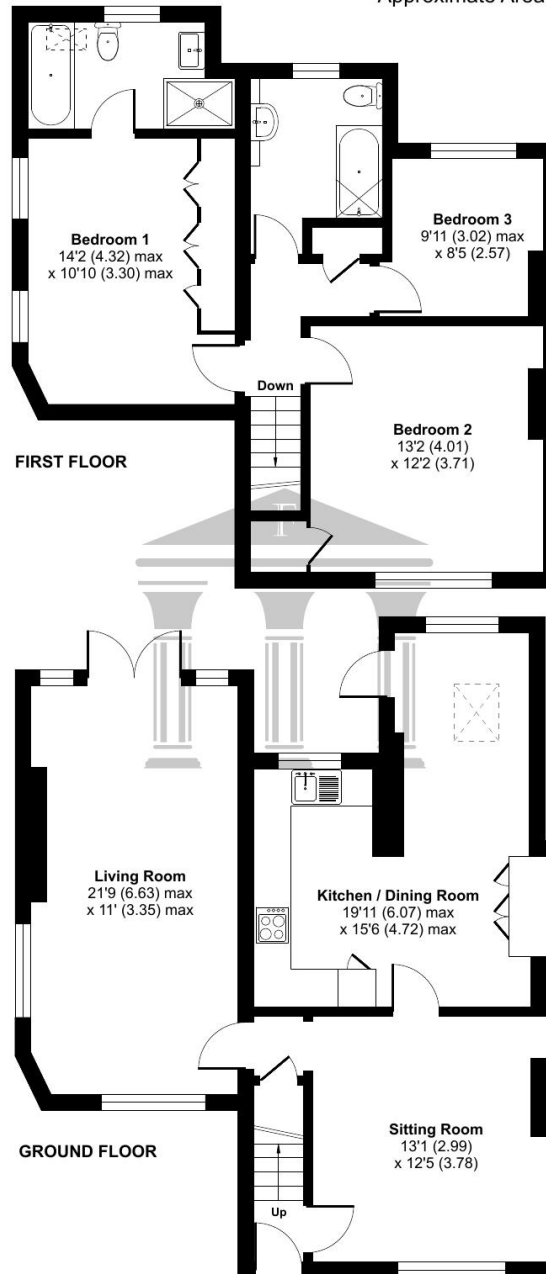
A charming double fronted semi detached period cottage superbly located overlooking a large green within the highly sought after village of Mayford.



Egley Road, Mayford, Woking, GU22

Approximate Area = 1319 sq ft / 122.5 sq m

For identification only - Not to scale



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

- **Charming Period Cottage**
- **Superbly Extended**
- **Double Aspect Reception Room**
- **Period Fireplaces**
- **Two Separate Reception Rooms**
- **Open Plan Kitchen/Dining Room**
- **Principal Bedroom With En-Suite**
- **Secluded Rear Garden**
- **Off Street Parking**

A charming double fronted semi detached period cottage superbly located overlooking a large green within the highly sought after village of Mayford. The property has been superbly extended, comprising of spacious and flexible accommodation over two floors.

The ground floor features a spacious double aspect living room with double glazed French doors to the rear garden, a lovely open plan kitchen/dining room with vaulted ceiling and a separate family room/study. Upstairs, the principal bedroom benefits from an en-suite shower room, two further bedrooms and a well appointed family bathroom. Outside, a good size garden offers a good degree of seclusion and privacy. A shingled driveway provides off street parking for two cars. The highly sought after Hoe Valley Secondary School is a stone's throw away.

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 of 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. 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.



