



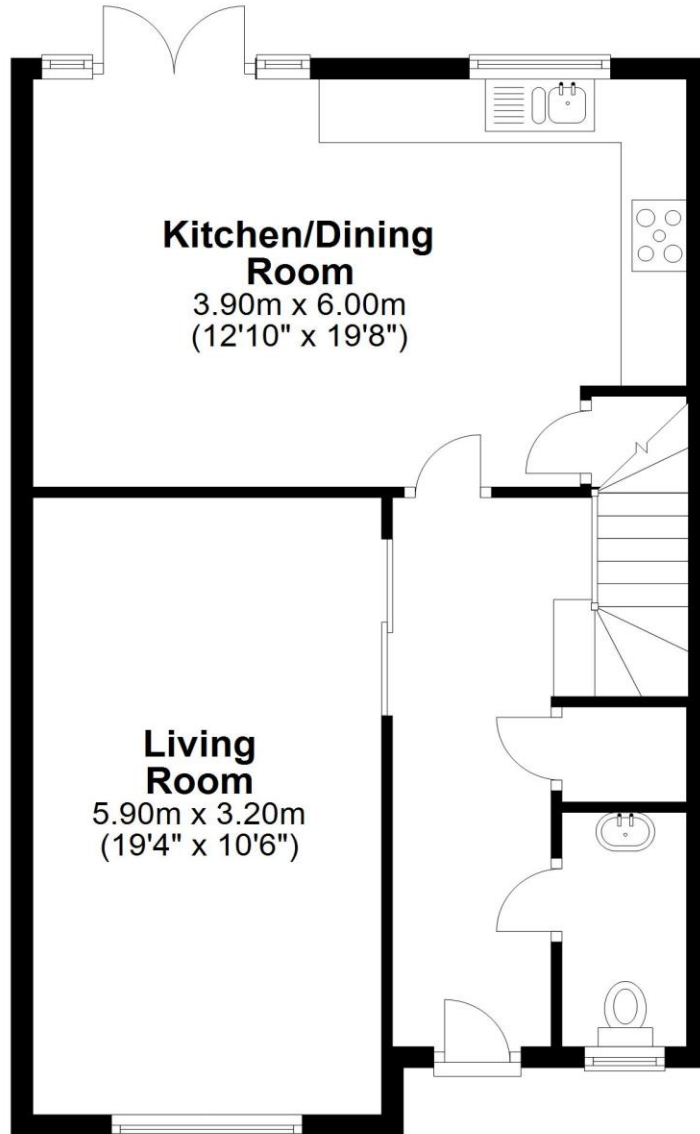
WEST END

£625,000

Welcome to this inviting family home nestled within a tranquil cul-de-sac in a coveted, contemporary neighbourhood. Believed to be situated in the catchment area of the esteemed Gordon's School.

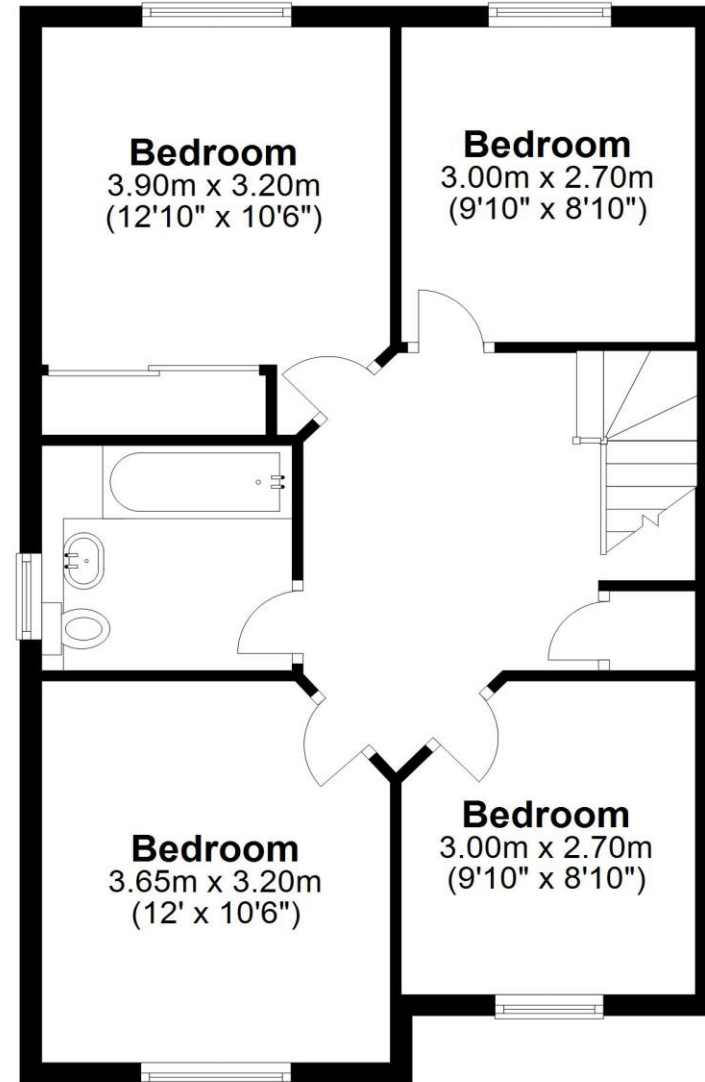
Ground Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 115.1 sq. metres (1239.2 sq. feet)

Sarsen Court, West End, Woking, Surrey, GU24

- **Semi Detached House**
- **Four Double Bedrooms**
- **Downstairs Cloakroom**
- **Open Plan Kitchen/Dining/Family Room**
- **Secluded Rear Garden**
- **Off Road Parking & Garage**
- **Cul-de-sac Location**
- **NO ONWARD CHAIN**

Welcome to this inviting family home nestled within a tranquil cul-de-sac in a coveted, contemporary neighbourhood. Believed to be situated in the catchment area of the esteemed Gordon's School, this property boasts a prime location for families seeking a quality education. As you step through the front door, you are greeted by a generously sized entrance hall that sets the tone for the spaciousness that awaits within. A convenient downstairs cloakroom is discreetly tucked away for added convenience.

The heart of this home is undoubtedly the impressive open-plan kitchen, dining, and family room, perfect for both everyday living and entertaining. Flooded with natural light, this space seamlessly connects to the rear garden via double glazed French doors, inviting the outdoors in. Upstairs, you'll discover four spacious double bedrooms and a well-appointed family bathroom. The secluded rear garden with side access provides a serene escape, and a driveway leading to the attached garage ensures ample parking. With the added benefit of NO ONWARD CHAIN, this property represents an enticing opportunity for those looking to establish roots in a highly desirable community.

Location West End village is conveniently located for access to Junction 3 of the M3 which in turn gives access to both Heathrow and Gatwick international airports. Education is well catered for with two excellent schools, the highly regarded Gordons School and Holy Trinity primary school. The Gosden Parade provides a good range of shops to include a news agents, butchers, hairdressers and coffee shop. Local dining is also excellent with the Inn At West End directly in the village whilst local Chobham village also offers several similar pub/restaurants. Brookwood station is approximately 2.3 miles with a regular direct service to Waterloo. Council Tax Band E – EPC Rating B

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.



