



Homes of Distinction



HOOK HEATH

Allen House Park, Hook Heath, Woking, Surrey, GU22

An exquisite 4 double bedroom detached Regency style residence situated within the prestigious and sought after area of Hook Heath.

Welcome to this exquisite four double bedroom detached Regency style residence, nestled within the prestigious and sought after area of Hook Heath.

This stunning property, meticulously maintained and beautifully presented throughout, offers a luxurious and comfortable living experience. As you enter, you'll be greeted by an impressive reception hall featuring a striking turning staircase that leads to a fabulous landing, setting the tone for the elegance that awaits within.

The heart of this home is the 27ft dual aspect living room, providing an abundance of natural light and an inviting atmosphere. The open plan kitchen/dining room is perfect for modern living and entertaining, while a separate study offers a quiet space for work or reflection. Upstairs, the 19ft principal bedroom boasts a well-appointed en-suite bathroom, providing a private sanctuary. Three additional double bedrooms and a family bathroom ensure ample space for family and guests.

Outside, a southerly facing mature and secluded rear garden provides a tranquil retreat, while the front of the property features a block paved driveway leading to a detached double-width garage, offering convenience and ample parking.



Council Tax Band G - EPC Rating C – Management Fee £310 PA



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

Located within easy reach of Woking town centre offering extensive shopping, dining and leisure facilities, The Victoria Theatre & Cinema, the Lightbox Gallery and Woking's mainline station offering fast rail services to London Waterloo (approx. 23 mins). The motorway network (J10, M25/A3) is also within easy reach, allowing straightforward road travel to central London (about 28 miles) and airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve. The area is well served by both state and private schools including Hoebridge, St Andrews, Greenfield, Halstead, Woking High, St Dunstan's and St John the Baptist School. For golfers there is a choice of clubs including Woking Golf Club (one of the oldest in the UK founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills which includes a spa and hotel.





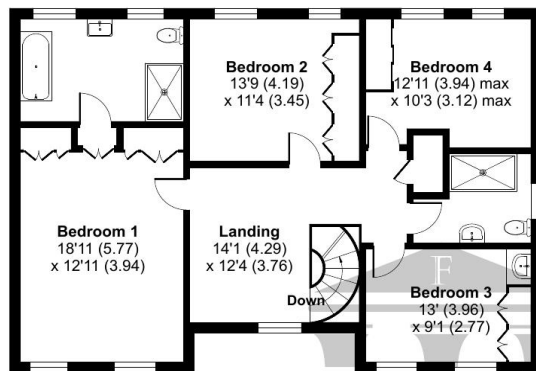
ACCOMMODATION & SPECIFICATION

- ❖ Exclusive Development
- ❖ Detached Regency Style Residence
- ❖ Four Double Bedrooms
- ❖ Two Reception Rooms
- ❖ 19ft Principal Bedroom With En-Suite Bathroom
- ❖ Family Bathroom
- ❖ Southerly Facing Rear Garden
- ❖ Double Garage & Parking

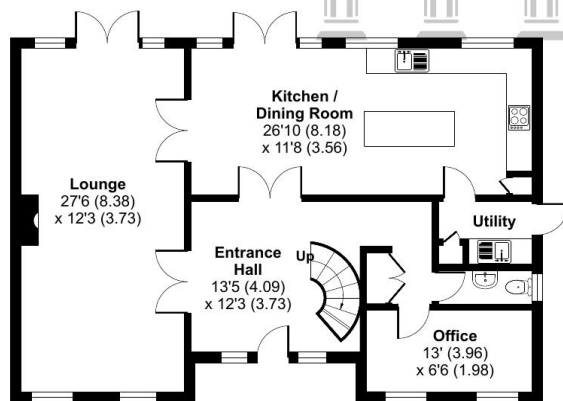


Allen House Park, Hook Heath, Woking, GU22

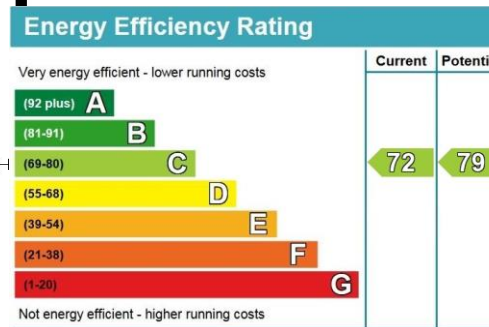
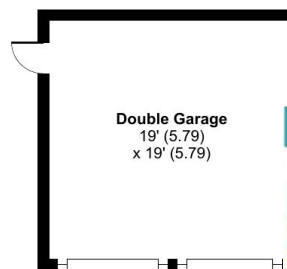
Approximate Area = 2106 sq ft / 195.6 sq m
 Garage = 361 sq ft / 33.5 sq m
 Total = 2467 sq ft / 229.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 1040878



69-71 Commercial Way, Woking, Surrey, GU21 6HN
01483 770800

www.foundationsofwoking.com

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.