



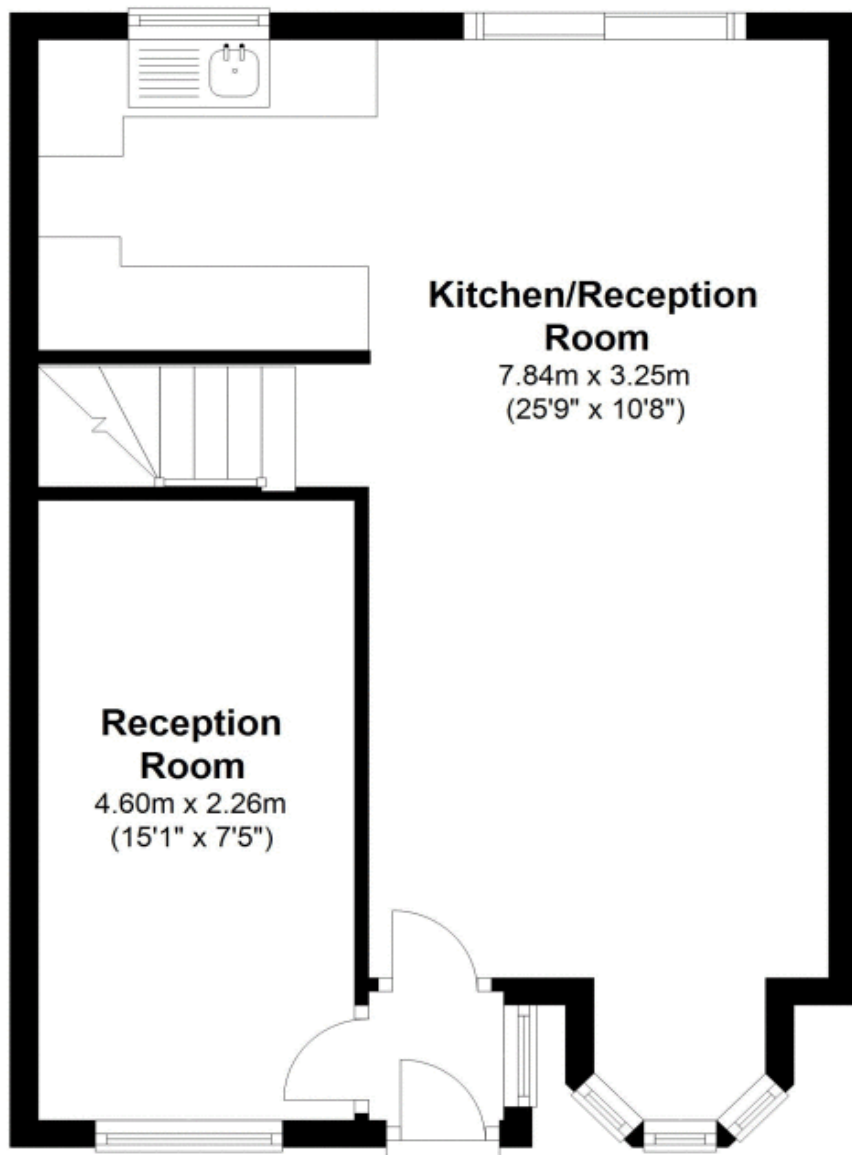
**WEST END**

**£525,000**

**Rarely available, this three-bedroom detached family residence is offered to the market with NO ONWARD CHAIN, presenting a unique opportunity for discerning buyers.**

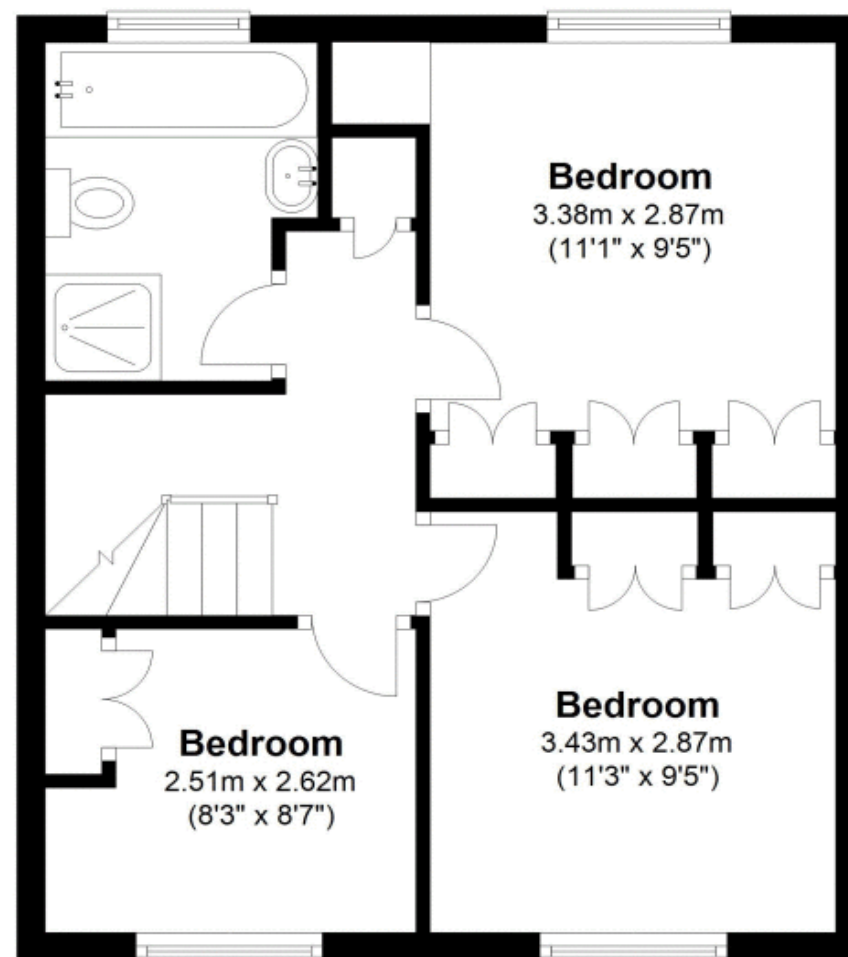
## Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 82.1 sq. metres (883.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plans, we cannot be held responsible for any errors, omissions or misstatements. These plans are for information only and should be used as a guide only. The architect, engineer and quantity surveyor shall be held responsible for any errors or omissions. The architect, engineer and quantity surveyor shall be held responsible for any errors or omissions. The architect, engineer and quantity surveyor shall be held responsible for any errors or omissions.

## Prunus Close, West End, Woking, Surrey, GU24

- **Detached Three Bedroom Residence**
- **Spacious Living/Dining Room**
- **Family Room**
- **Secluded Rear Garden**
- **Off Street Parking**
- **Cul-de-sac Location**
- **NO ONWARD CHAIN**

Rarely available, this three-bedroom detached family residence is offered to the market with NO ONWARD CHAIN, presenting a unique opportunity for discerning buyers.

The accommodation includes a well-appointed kitchen, perfect for culinary enthusiasts, and a spacious double-aspect living/dining room that provides ample space for both relaxation and entertaining. Additionally, a separate family room offers versatility.

Ascending the stairs to the first floor, you will find three sizeable bedrooms, each providing comfort and space for the entire family, and a well-equipped family bathroom. The exterior of the property features a driveway at the front, providing convenient off-street parking, and a secluded garden at the rear. Nestled in a sought-after cul-de-sac location, this home offers a peaceful and safe environment, making it an ideal choice for families.

West End is a village and civil parish in Surrey Heath, Surrey, England between the towns of Camberley and Woking, 4 miles (6.4 km) west and east respectively. The village was until the mid 20th century scantily farmed smallholdings amid substantial common land – West End Common to the west is comparable in size to Chobham Common to the north, both dwarf the built-up heart of the village. Local amenities include post office, gastro pub (The Inn at West End), shops & village green. There is a good range of local amenities nearby, with Woking Town Centre within a 15 minute drive. Also within close proximity of the popular Gordon's School. There are good transport links close by with Brookwood mainline station and junction 3 of the M3.

Council Tax Band E - EPC Rating D

Tenure: Freehold

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.



