



**WEST END**

**£750,000**

**This spacious and adaptable four-bedroom detached family residence offers an ideal living space, believed to be within the desirable catchment area of Gordon School.**

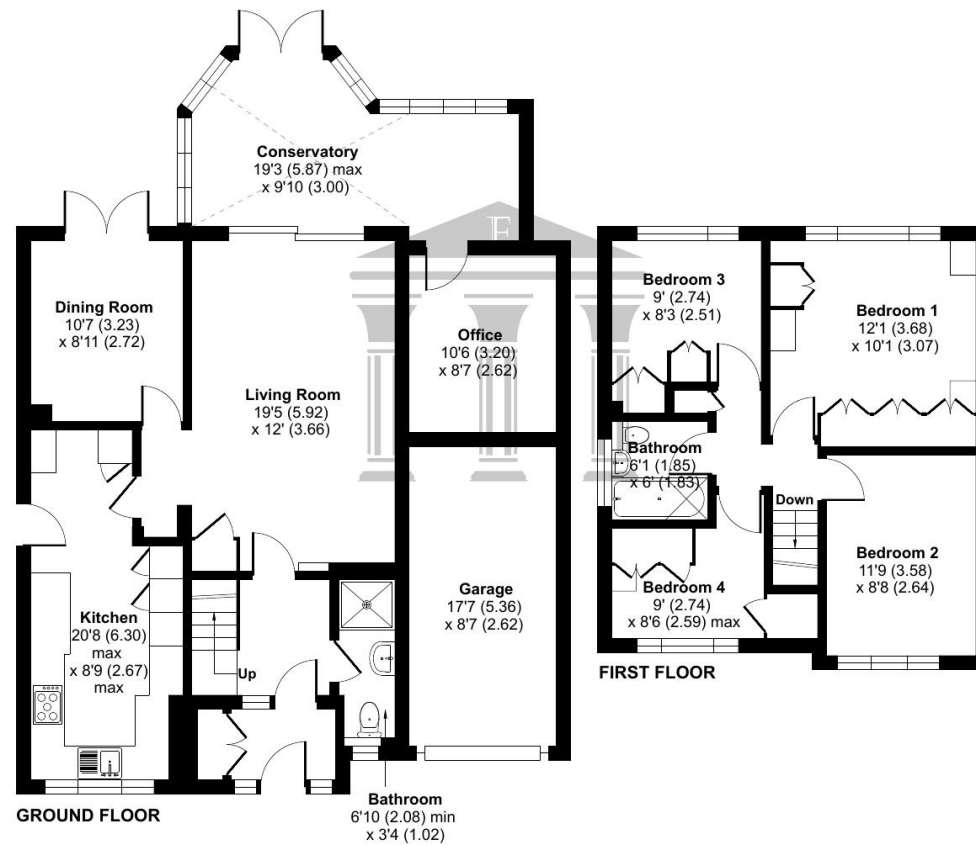
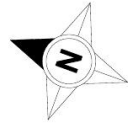
# Orchard Close, West End, Woking, GU24

Approximate Area = 1468 sq ft / 136.3 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1621 sq ft / 150.5 sq m

For identification only - Not to scale



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

- **Detached Residence**
- **Bespoke Conservatory**
- **Two Reception Rooms**
- **Study**
- **Four Bedrooms**
- **Well Appointed Bathroom**
- **Driveway & Integral Garage**

This spacious and adaptable four-bedroom detached family residence offers an ideal living space, believed to be within the desirable catchment area of Gordon School.

The ground floor boasts a well-appointed kitchen, perfect for culinary endeavours, and a living room. A large, bespoke UPVC double-glazed conservatory floods the space with natural light, creating a versatile area for relaxation or entertaining. Additionally, there is a separate dining room for formal meals and a study for home office needs. A convenient downstairs cloakroom completes the ground floor layout. Upstairs, the property comprises four bedrooms, three of which are generous doubles, and a comfortable single bedroom. A well-appointed bathroom serves the needs of the family.

The exterior of the home is equally impressive, with a low-maintenance rear garden ideal for outdoor enjoyment. The front of the property features a block-paved driveway that provides off-road parking for numerous cars and leads to an integral garage, offering both convenience and additional storage space. This home perfectly combines practicality and comfort in a sought-after location.

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. There are convenient local shops, a gastro pub (The Inn at West End) and a village green. There is also 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 C

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.



