



MAYFORD

£700,000

Ideally positioned in this desirable village location, this detached residence features well maintained original details and offers a perfect canvas for personalisation.

Smarts Heath Road, Woking, GU2



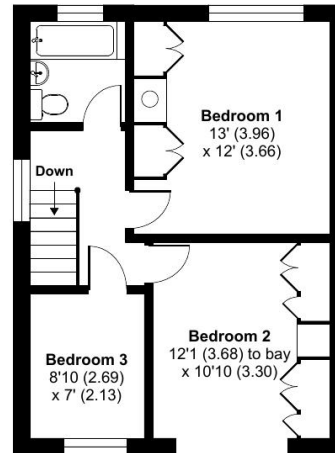
Approximate Area = 1216 sq ft / 113 sq m

Garage = 183 sq ft / 17 sq m

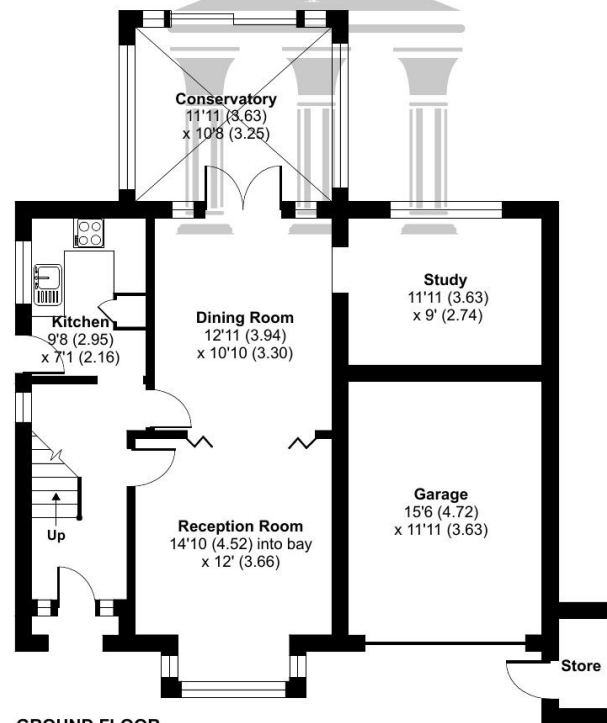
Outbuilding = 17 sq ft / 1.6 sq m

Total = 1416 sq ft / 131.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Smarts Heath Road, Woking, Surrey, GU22

- **Detached House**
- **Character Features**
- **Three Reception Rooms**
- **Conservatory**
- **Three Bedrooms**
- **Integral Garage & Parking For Three Cars**
- **Views Overlooking Open Fields (Greenbelt)**
- **Village Location**
- **NO ONWARD CHAIN**

Ideally positioned in this desirable village location, set within a greenbelt area, this detached residence features well maintained original details and offers a perfect canvas for personalisation. This home presents an ideal foundation for those seeking a property with character and the opportunity to add their own style. Conveniently located within walking distance of Mayford Village, the property combines a peaceful setting with easy access to local amenities.

The property comprises a well-designed layout featuring a kitchen with convenient side access to the rear garden and three reception rooms, including a living room, dining room and a study, perfect for working from home. Additionally, a conservatory with views over the garden. Upstairs, there are three generously proportioned bedrooms, with the principal and second bedrooms benefiting from fitted wardrobes, all served by a family bathroom.

Outside, the front of the property features a driveway accommodating off-street parking for three vehicles, leading to an integral garage for additional storage or parking. The spacious rear garden is primarily laid to lawn with a patio area, and is bordered by flowers and shrubs. The property enjoys views over open fields from the front.

Located on the outskirts of Woking and Guildford, Mayford is a highly desirable and quiet village offering great access for the commuter, to the A3 which is less than 2 miles from Woking Town Centre & mainline station, with links to London Waterloo (approx 23 minutes). Within just under one mile is Worplesdon station offering fast trains into London Waterloo. The Peacocks and Wolsey Place in Woking Town Centre offer a choice of shops and restaurants, along with the Nova Cinema and New Victoria Theatre. Located within easy reach of good primary and secondary schools including the highly regarded St John the Baptist Secondary School, and the newly opened Hoe Valley Secondary School.

Council Tax Band F - EPC Rating D - Tenure: Freehold



