



WOKING

£950,000

Positioned in this highly desirable location, set on a private road, this charming detached family home offers both privacy and convenience.

Wych Hill Way, Woking, GU22

Approximate Area = 1634 sq ft / 151.8 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

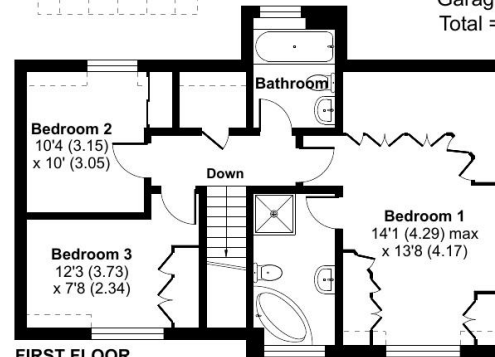
Garage = 318 sq ft / 29.5 sq m

Total = 1973 sq ft / 183.2 sq m

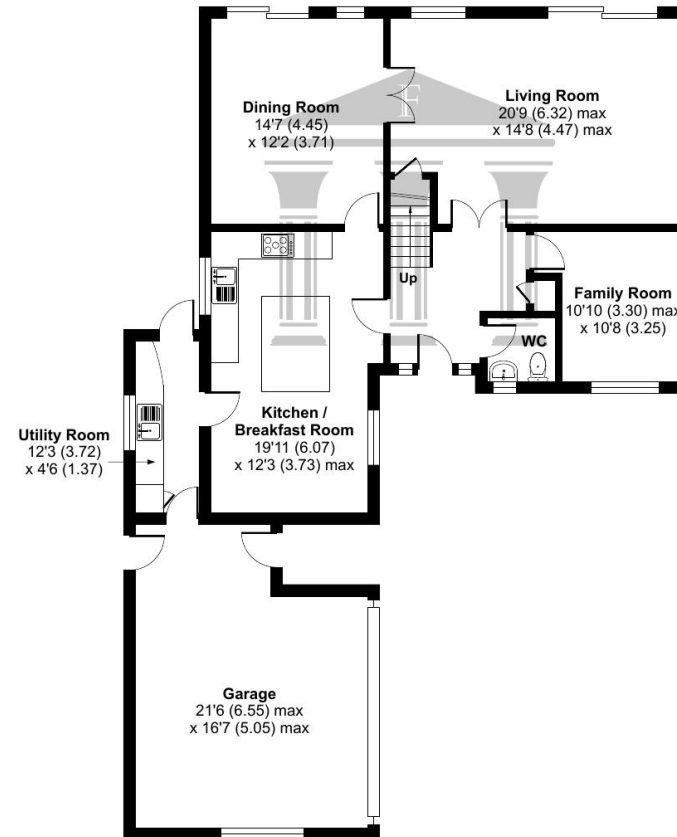
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Foundations Independent Estate Agents. REF: 1229492

Wych Hill Way, Woking, Surrey, GU22

- **Detached Family Residence**
- **Highly Sought After Private Road**
- **Modern Kitchen/Breakfast Room**
- **Convenient Utility Room**
- **Two Separate Reception Rooms**
- **Family Room/Bedroom Four**
- **Three/Four Bedrooms**
- **Two Bathrooms**
- **Double Garage, Carport & Ample Parking**
- **Landscaped Enclosed Rear Garden**

Positioned in this highly desirable location, set on a private road, this charming detached family home offers both privacy and convenience. The property boasts a welcoming entrance hall that leads to a modern kitchen/breakfast room, a convenient separate utility room, and three versatile reception rooms, consisting of a dining room, living room and a family room/bedroom four. Both the living room and dining room feature double doors opening onto the beautifully landscaped rear garden, creating a bright and inviting atmosphere ideal for entertaining and family life. The accommodation also offers three to four well-proportioned bedrooms, providing ample space for a growing family. The principal bedroom benefits from a convenient ensuite, while a well-appointed family bathroom serves the additional rooms.

Externally, the property features a gated driveway with generous parking for approximately four vehicles, leading to a carport and an integral double garage equipped with automated doors, power, and lighting. To the rear, the beautifully landscaped garden is predominantly laid to lawn, complemented by a patio area perfect for outdoor dining. The garden is bordered with mature flowers and shrubs, enhancing its tranquillity and charm.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated within close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.

Council Tax Band G - EPC Rating C - Tenure: Freehold – Annual Private Road Fee £TBC



