



WOKING

£675,000

This meticulously presented link-detached family home is nestled in a highly sought-after cul-de-sac, offering the perfect blend of tranquillity and convenience. Located within walking distance of Woking Town Centre, the Mainline Station, and the charming Horsell Village.

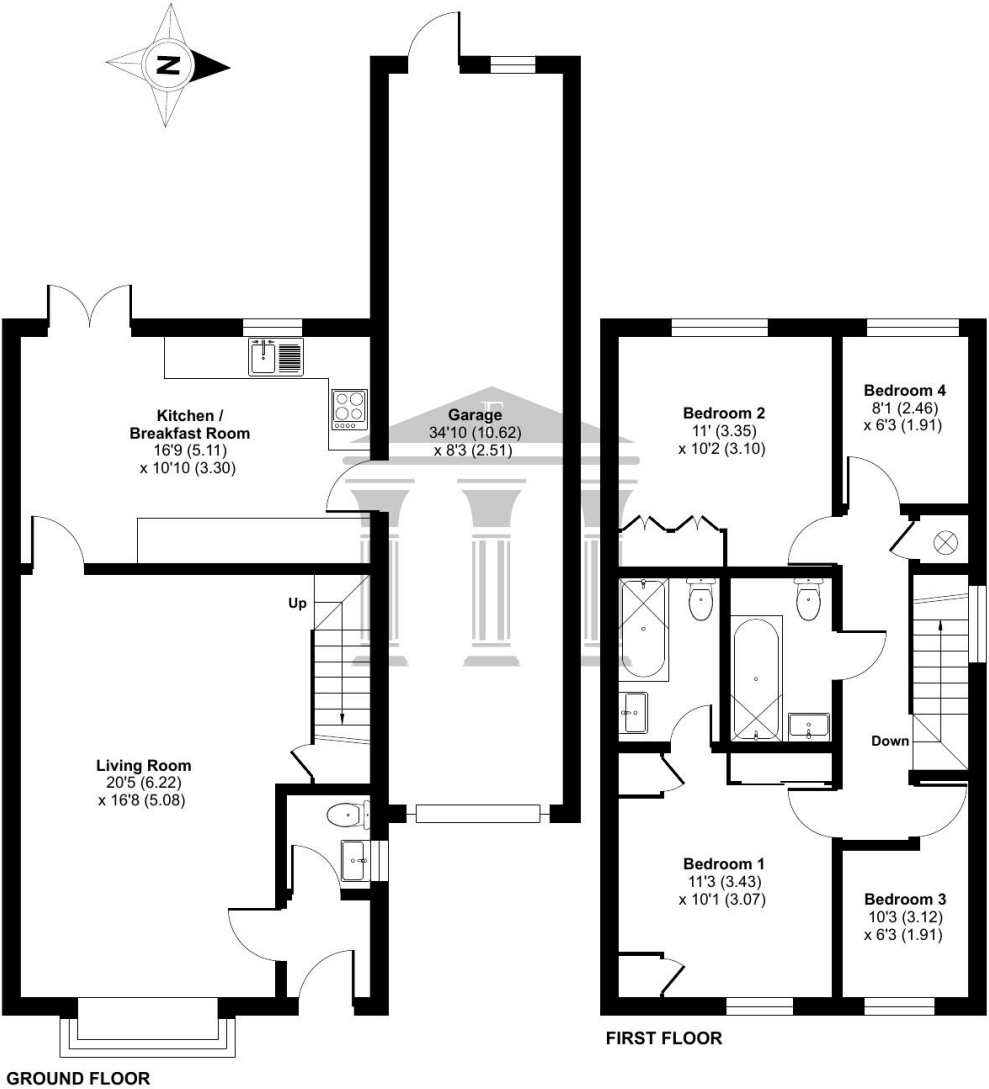
Merrivale Gardens, Woking, GU21

Approximate Area = 1063 sq ft / 98.7 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 1353 sq ft / 125.6 sq m

For identification only - Not to scale



Merrivale Gardens, Woking, Surrey, GU21

- **Beautifully Presented Link-Detached House**
- **Open Plan Kitchen/Dining Room**
- **Impressive Reception Room**
- **Downstairs Cloakroom**
- **Four Bedrooms**
- **Two Bathrooms**
- **Double Length Garage & Driveway**
- **Secluded Rear Garden**
- **Walking Distance Of Woking Town Centre & Horsell Village**

This meticulously presented link-detached family home is nestled in a highly sought-after cul-de-sac, offering the perfect blend of tranquillity and convenience. Located within walking distance of Woking Town Centre, the Mainline Station, and the charming Horsell Village, this property enjoys an enviable position.

The ground floor boasts a spacious and thoughtfully designed open-plan kitchen and dining area, complete with double doors that seamlessly connect to the rear garden, and an impressive reception room with a feature bay window. A convenient downstairs cloakroom and an under-stairs cupboard add to the practical layout of the ground floor.

The first floor offers four bedrooms, including a stunning principal suite with its own en-suite bathroom. All four bedrooms feature a Daikin air conditioning system that provides both warm and cool air, ensuring year-round comfort. The system is efficient, quiet, and user-friendly, making it ideal for maintaining the perfect environment in any season. Additionally, the main control unit has the capacity to support an additional air conditioning unit without requiring an upgrade, offering flexibility for future expansion if needed. The family bathroom is well-equipped with a bath, shower attachment, and pedestal wash basin. Additional features, such as an airing cupboard and loft access, further enhance the home's storage capabilities. Both the main loft and the garage loft are fully boarded for convenient storage, with lighting installed to ensure easy access and usability. The property also benefits from a Tribune high-pressure water system, ensuring consistent and reliable water pressure throughout the home, perfect for modern family living and multi-bathroom usage.

Outside, the property is complemented by a secluded rear garden, thoughtfully landscaped to provide privacy and a serene outdoor retreat. A paved patio area and well-maintained lawn bordered by shrubs create a picturesque setting for relaxation and entertaining. At the front, a driveway with off-street parking leads to a double-length garage, offering ample space and potential for conversion (subject to necessary consents).

This delightful home combines generous living spaces, a peaceful setting, and exceptional convenience, making it an outstanding choice for family living. Situated within easy reach of both Horsell Village and Woking Town Centre, with its much-favoured mainline station offering fast and frequent links into London Waterloo in approximately 24 minutes, this property is ideally situated for commuters. Highly regarded schooling, stunning countryside walks, and fine gastro pubs make Horsell Village a firm favourite with families.

The major road networks nearby include the A3, M3, M4, and M25, allowing access into central London or out to the south-west of England and all major London airports, including Heathrow. Woking and, in particular, Horsell, boasts some of the finest state and independent schools in the country. Woking is a modern and contemporary town that has been the subject of significant improvement in recent years, resulting in a busy and thriving centre with a wide and eclectic array of bars, cafes, and restaurants. The town also offers excellent shopping opportunities, including the Peacocks Centre, which is home to the New Victoria Theatre and a multi-screen cinema.

Council Tax Band E - EPC Rating C - Tenure: Freehold



