



WEST END

OIRO £700,000

Situated on a generously sized corner plot, this detached residence is surrounded by beautifully maintained gardens. Offered with NO ONWARD CHAIN.

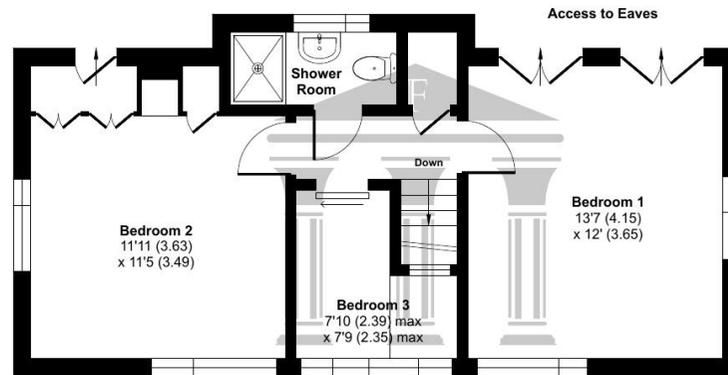
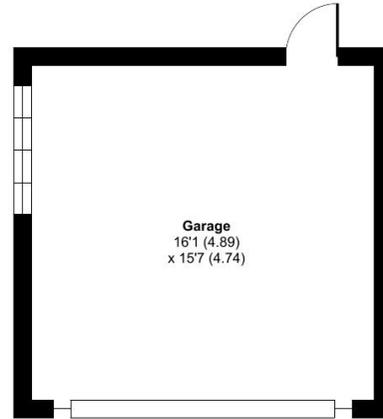
Birch Lane, West End, Woking, GU24

Approximate Area = 1062 sq ft / 98.6 sq m

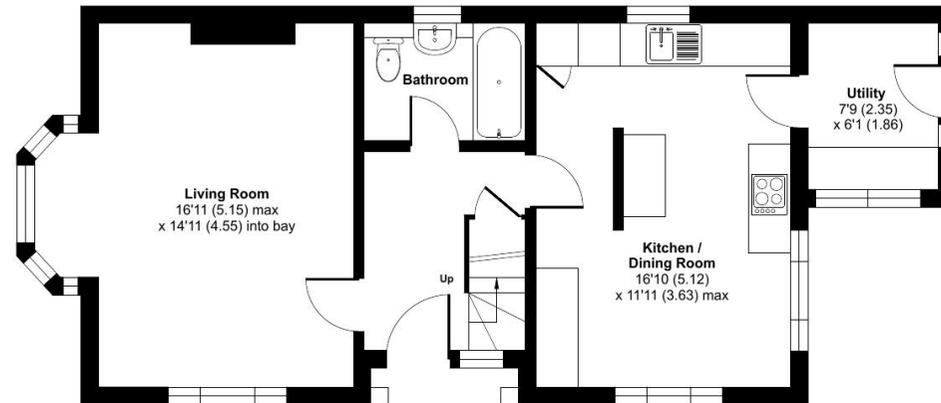
Garage = 249 sq ft / 23.1 sq m

Total = 1311 sq ft / 121.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Birch Lane, West End, Woking, Surrey, GU24

- **Three Bedroom Detached House**
- **Set On A Corner Plot**
- **Impressive Double Aspect Living Room**
- **Well Appointed Kitchen/Dining Room**
- **Beautifully Maintained Gardens**
- **Detached Double Garage With Automated Door**
- **NO ONWARD CHAIN**

Situated on a generously sized corner plot, this detached residence is surrounded by beautifully maintained gardens. The property boasts a spacious and well-designed interior, featuring a well-appointed kitchen/dining room, a convenient utility room, and an impressive double-aspect living room that provides an abundance of natural light.

The accommodation comprises three bedrooms and two modern bathrooms, ensuring comfortable living for families or those seeking additional space. Thoughtfully designed, the layout maximises functionality while maintaining a sense of openness and warmth throughout.

Externally, the property benefits from meticulously landscaped gardens, complementing the home's inviting exterior. A driveway offers off-street parking and leads to a detached double garage with automated door. Additionally, the property is offered to the market with NO ONWARD CHAIN, providing a straightforward and stress-free purchasing opportunity.

Location - West End village boasts a prime location with easy access to Junction 3 of the M3, facilitating travel to both Heathrow and Gatwick international airports. The village is home to two excellent schools, the highly regarded Gordons School and Holy Trinity Primary School, ensuring top-notch educational opportunities. The Gosden Parade offers a variety of shops, including a newsagent, butcher, hairdresser, and coffee shop. Dining options are superb, featuring the Inn at West End within the village and several similar pub/restaurants in nearby Chobham village. For commuters, Brookwood station, approximately 2.3 miles away, provides a regular direct service to Waterloo.

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.



