



WOKING

£685,000

Tucked away within a small and peaceful cul-de-sac, this deceptively spacious three double bedroom, two bathroom residence enjoys a convenient position within walking distance of local amenities and well-regarded schools.

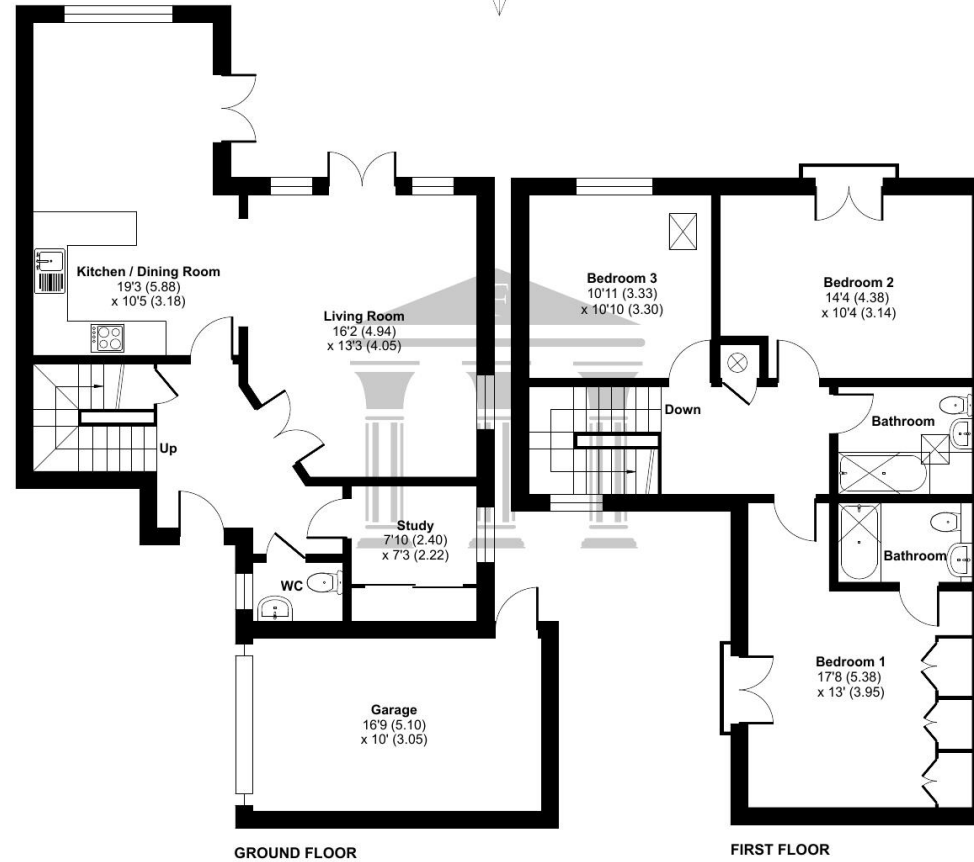
Westfield Close, Woking, GU22

Approximate Area = 1329 sq ft / 123.4 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1496 sq ft / 138.9 sq m

For identification only - Not to scale



Westfield Close, Old Woking, Woking, Surrey, GU22

- **Three double bedroom, two bathroom residence**
- **Peaceful cul-de-sac location**
- **Walking distance of amenities and schools**
- **Open plan kitchen/dining room and separate living room**
- **Principal bedroom with en-suite plus family bathroom**
- **Corner plot gardens, driveway parking and integral garage**
- **Offered with NO ONWARD CHAIN**

Tucked away within a small and peaceful cul-de-sac, this deceptively spacious three double bedroom, two bathroom residence enjoys a convenient position within walking distance of local amenities and well-regarded schools. Occupying a desirable corner plot, the property benefits from a good degree of seclusion and privacy, creating an ideal setting for family living.

The ground floor is well arranged and centred around an impressive open plan kitchen/dining room, designed to accommodate both everyday living and entertaining. A welcoming entrance hall leads to a generous living room, accessed via double doors, providing a bright and comfortable reception space. In addition, there is a separate study, ideal for home working, along with a practical downstairs cloakroom completing the ground floor accommodation. Upstairs, the property continues to impress with three well-proportioned double bedrooms. The principal bedroom is a particular highlight, featuring its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The layout offers both flexibility and comfort, suited to modern family requirements.

Externally, the property enjoys attractive corner plot gardens that wrap around the home, enhancing both privacy and outdoor space. To the front, a driveway provides off-street parking and leads to an integral garage. Offered to the market with no onward chain, this is a superb opportunity to acquire a well-balanced home in a quiet yet convenient location.

Woking offers a perfect balance of vibrant town living and Surrey countryside charm. The town centre provides an excellent selection of shopping, dining, and cultural attractions, including the New Victoria Theatre, cinema, and the Lightbox Gallery. Leisure options are abundant, from Woking Park's green spaces and lake to the Woking Leisure Centre and Pool in the Park. Commuters benefit from fast, frequent trains to London in around 24 minutes, making Woking an ideal choice for city professionals. The surrounding countryside offers plentiful outdoor activities, with scenic walks along the Basingstoke Canal and River Wey, Chobham Common's heathland, and several prestigious golf clubs including Woking Golf Club and Foxhills. Families enjoy access to excellent schools, including Hoe Valley and Woking High. With its blend of amenities, cultural attractions, natural beauty, and connectivity, Woking delivers a highly desirable lifestyle, combining convenience, recreation, and community in one of Surrey's most sought-after locations.

Council Tax Band E - EPC Rating B - Tenure: Freehold – Road association fee £420 PA

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.



