



**WEST END**

**£650,000**

**Presented to the market is this exceptional semi-detached residence, a rare offering within this sought-after development and ideally situated within the catchment area for the highly regarded Gordon's School. Built in 2019 and still under a 10-year NHBC warranty.**

# Great Barn Crescent, West End, Woking, GU24

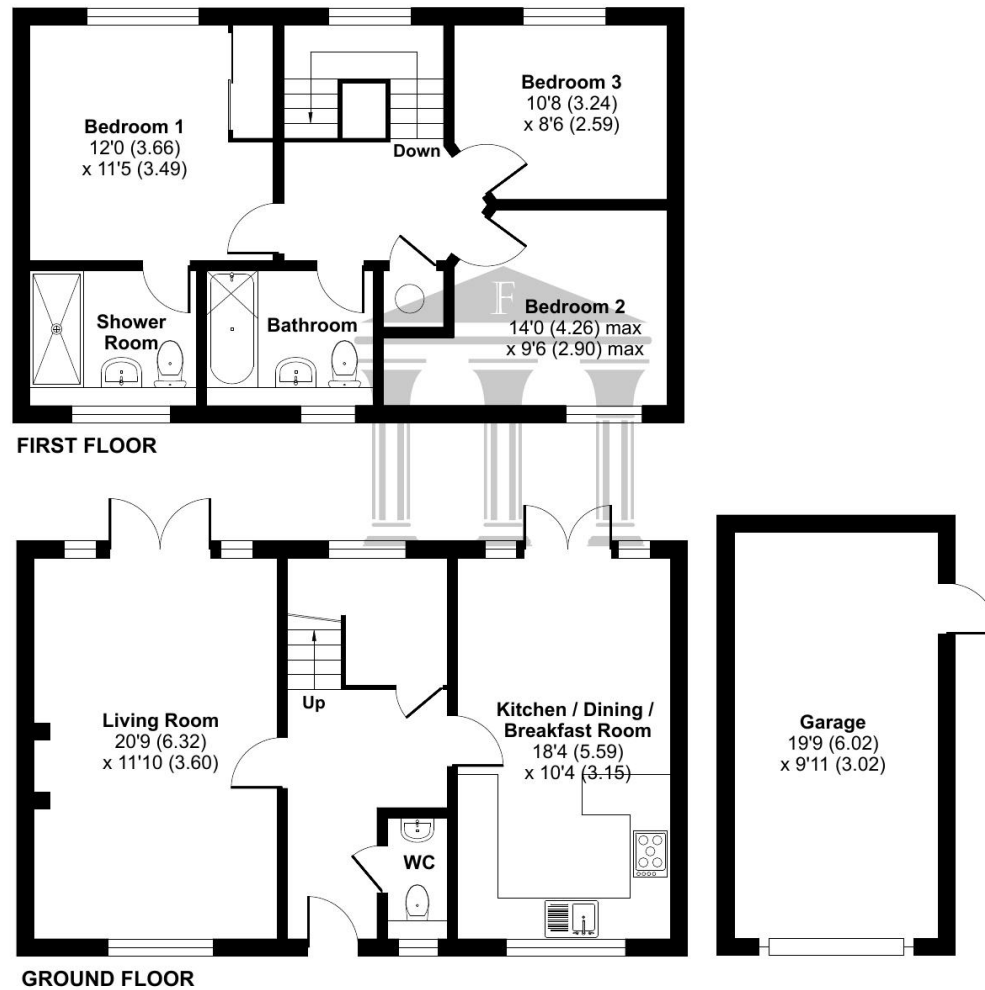


Approximate Area = 1144 sq ft / 106.2 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1340 sq ft / 124.4 sq m

For identification only - Not to scale



## Great Barn Crescent, West End, Woking, Surrey, GU24

- **Three Double Bedroom Semi Detached Residence**
- **Kitchen/Dining Room**
- **Double Aspect Living Room**
- **Downstairs Cloakroom**
- **En-Suite To Principal Bedroom**
- **Modern Family Bathroom**
- **Detached Garage**
- **Driveway Providing Off Road Parking**

Presented to the market is this exceptional semi-detached residence, a rare offering within this sought-after development and ideally situated within the catchment area for the highly regarded Gordon's School. Built in 2019 and still under a 10-year NHBC warranty, this contemporary residence combines stylish design with practical family living, offering a wonderful opportunity for discerning buyers.

The property boasts a generous and welcoming entrance hall, setting the tone for the thoughtfully designed interiors. The heart of the home is a beautifully appointed modern kitchen and dining area, perfect for both everyday living and entertaining. A light-filled, double-aspect living room enhances the sense of space and comfort, while a modern cloakroom completes the ground floor accommodation.

Upstairs, a spacious landing gives access to three double bedrooms, including a luxurious principal suite featuring a sleek en-suite shower room. The remaining two bedrooms are well-served by a contemporary family bathroom, all presented in excellent condition, offering a peaceful and private retreat for the whole family.

Externally, this impressive property features a block-paved driveway offering off-street parking and leading to a detached, insulated garage with convenient rear access to the garden—perfectly suited for use as a home gym or flexible workshop space. An EV charging point further complements the home, aligning with modern, sustainable lifestyles. This is a fantastic opportunity to secure a beautifully maintained and ideally located home in a desirable residential setting.

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 B - Tenure: Freehold - Road Association Fee Approx £430 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.





