



WEST END, WOKING

£1,000,000

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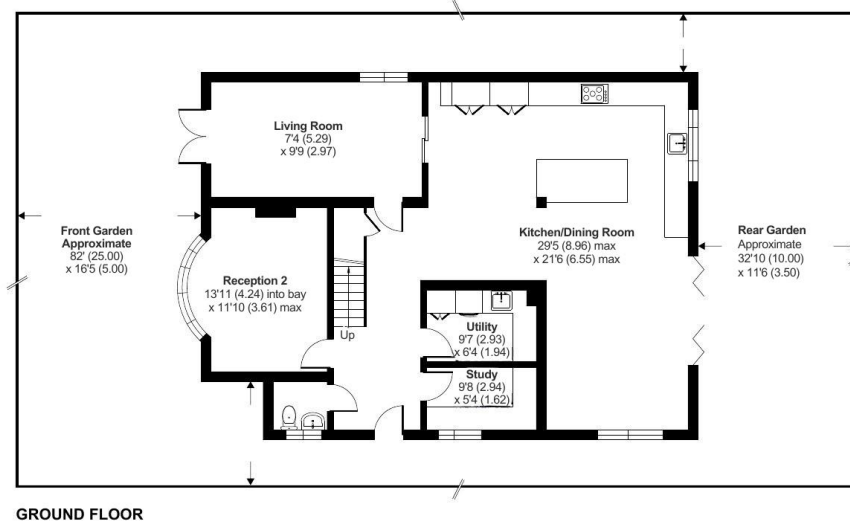
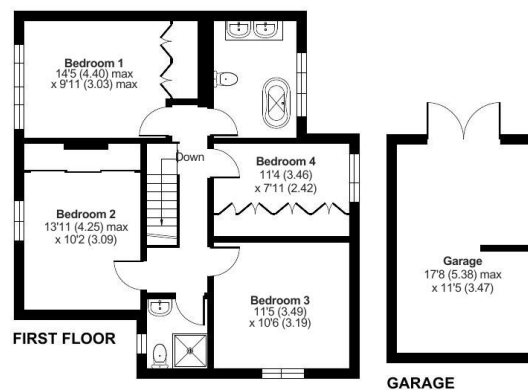
Guildford Road, West End, Woking, GU24

Approximate Area = 1882 sq ft / 174.8 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 2083 sq ft / 193.4 sq m

For identification only - Not to scale



Guildford Road, West End, Woking, Surrey, GU24 9LS

- **Four well-proportioned bedrooms & two modern bathrooms**
- **Stunning open-plan kitchen/dining room**
- **Stylishly interiors finished to an exceptional standard**
- **Versatile additional reception rooms and study**
- **Landscaped wraparound garden ideal for entertaining**
- **Large outbuilding suitable as a gym, studio or office**
- **Located approximately 1,200 metres from Gordon's School**

This exceptional four-bedroom family home has been finished to an outstanding specification, combining contemporary design with comfort and practicality. Light, stylish interiors have been thoughtfully arranged, with every detail carefully considered for modern family living.

At the heart of the home lies a superb open-plan kitchen and dining room, featuring a central island, bespoke cabinetry and wide glazed doors that flood the space with natural light and open directly onto the garden. Additional reception rooms, including a separate sitting room and a versatile study or playroom, provide flexible living space, complemented by a practical utility area and guest cloakroom.

Upstairs, the property offers four well-proportioned bedrooms and two modern bathrooms. The principal suite benefits from elegant fitted wardrobes, while each bedroom has been designed to balance comfort and style.

Externally, the landscaped wraparound garden provides an inviting space for relaxation and entertaining, with a combination of lawn, terrace and mature planting. A large outbuilding offers excellent potential as a home office, studio or gym, and to the front, a private driveway ensures ample parking. Situated approximately 1,200 metres from the highly regarded Gordon's School, this impressive home combines refined living with exceptional convenience.

Nestled in the heart of West End village, this location combines rural charm with excellent connectivity. The property lies within easy reach of the renowned Gordon's School and Holy Trinity Primary School, both highly regarded for their academic standards. The village offers a selection of everyday amenities along Gosden Parade, including a newsagent, butcher, hairdresser, and coffee shop, while nearby Chobham provides a further choice of traditional pubs and restaurants, including the popular Inn at West End. For those who enjoy the outdoors, the surrounding countryside offers scenic walks and leisure opportunities. Excellent road connections via the M3, M25, and A322, together with mainline rail services from Brookwood and Woking stations providing direct access to London Waterloo, make this an exceptionally well-connected and desirable place to live.

Council Tax Band F - EPC Rating C - 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.



