



Homes of Distinction



WOKING

Mount Hermon Road, Woking, Surrey, GU22

Elegant Edwardian Family Residence with Exceptional Period Charm and Prime Central Location.

A truly impressive double-fronted Edwardian residence, this elegant detached family home effortlessly blends timeless character with generous proportions, creating a lifestyle of both sophistication and comfort. From the moment you step into the striking reception hall, you are welcomed by a sense of grandeur, with high ceilings, intricate detailing and an abundance of natural light setting the tone throughout.

The ground floor offers exceptional living and entertaining space, with three beautifully appointed reception rooms, with period features throughout. At the heart of the home lies a spacious open-plan kitchen/breakfast room, perfectly designed for modern family life, complemented by a separate utility room and a convenient downstairs cloakroom.

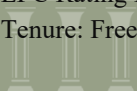
Upstairs, the first floor comprises four well-proportioned double bedrooms together with a family bathroom, providing comfortable and practical accommodation for everyday living. The second floor hosts a fifth double bedroom, offering a versatile space ideal for guests, a home office or added privacy. Each room continues the home's elegant theme, while the overall layout ensures both comfort and flexibility across all levels.

Outside, the property is equally impressive, with a large, mature and secluded rear garden offering a peaceful retreat ideal for outdoor dining and relaxation. To the front, a sweeping horseshoe driveway provides extensive off-street parking and leads to two garages. Perfectly positioned within walking distance of Woking Town Centre and its highly regarded mainline station, this outstanding home combines period charm with everyday convenience.

Council Tax Band G

EPC Rating D

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





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 St John the Baptist, 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.





ACCOMMODATION & SPECIFICATION

- ❖ Elegant double-fronted Edwardian residence full of period charm and character
- ❖ Grand reception hall setting an impressive tone upon arrival
- ❖ Three beautifully proportioned reception rooms
- ❖ Five spacious double bedrooms set over two floors
- ❖ Open plan kitchen/breakfast room forming the heart of the home
- ❖ Retaining a wealth of attractive period features throughout
- ❖ Large, mature and secluded rear garden offering privacy and tranquillity
- ❖ Prime location within walking distance of Woking Town Centre & mainline station

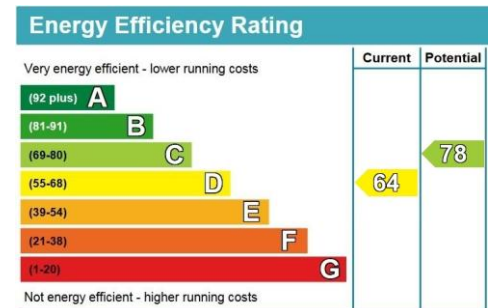
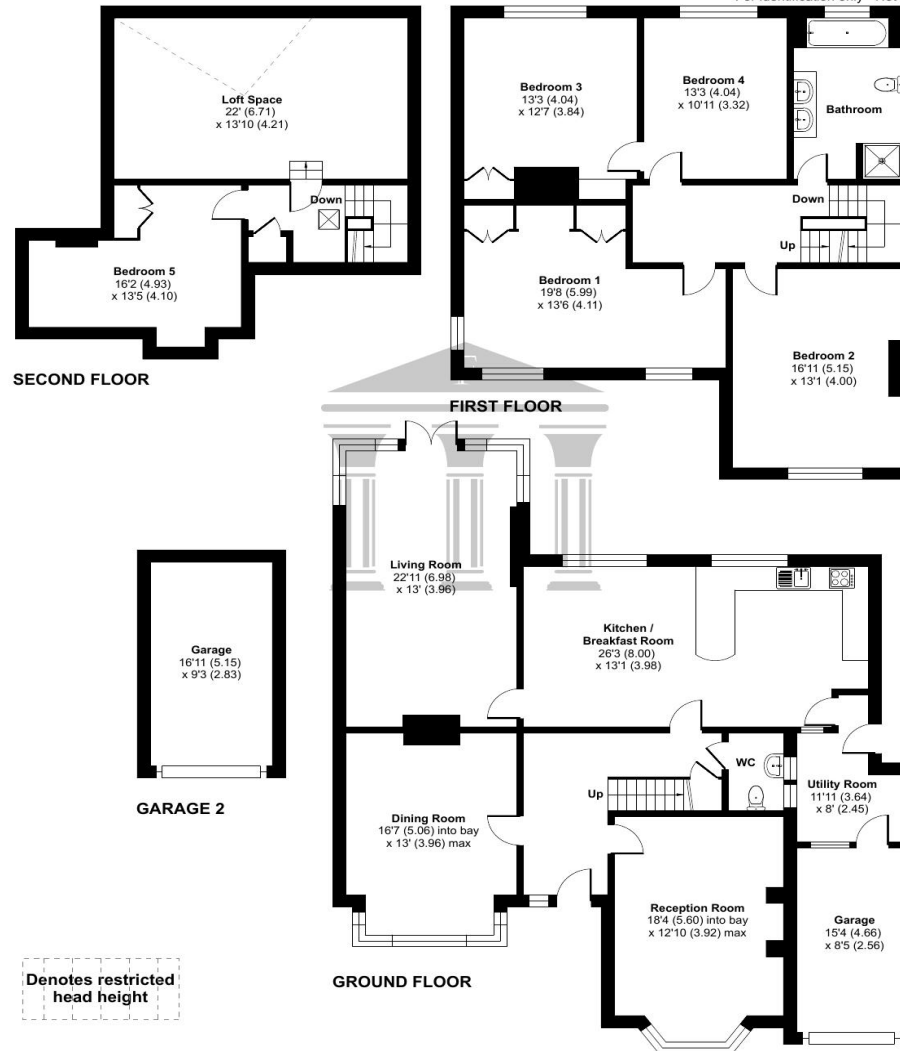


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Approximate Area = 2949 sq ft / 273.9 sq m
 Limited Use Area(s) = 48 sq ft / 4.4 sq m
 Garages = 285 sq ft / 26.4 sq m
 Total = 3282 sq ft / 304.7 sq m

For identification only - Not to scale





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www.foundationsofwoking.com

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.