



*Homes of Distinction*



## HOOK HEATH

Hurst Close, Hook Heath, Hook Heath, Woking, Surrey, GU22

*Exceptional double fronted detached residence,  
superbly positioned within a peaceful cul-de-sac.*

A unique opportunity to acquire a double fronted, four double bedroom detached residence offering enormous potential for further enhancement. This attractive home provides well-balanced accommodation throughout and presents an exciting prospect for buyers looking to create a bespoke family home tailored to their own specification.

The property benefits from granted planning permission to extend, allowing for the creation of an impressive five bedroom, four bathroom residence. This offers significant scope to increase both the living space and overall value, making it an ideal purchase for those seeking a long-term project or a forever home in a desirable setting.

Superbly positioned within a peaceful cul-de-sac, the property enjoys a tranquil environment with lovely views. Externally, the home is complemented by mature, secluded gardens, providing a high degree of privacy and a wonderful outdoor space for relaxation or entertaining. Offered to the market with no onward chain, this is a rare opportunity not to be missed.

Council Tax Band G

EPC Rating B

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

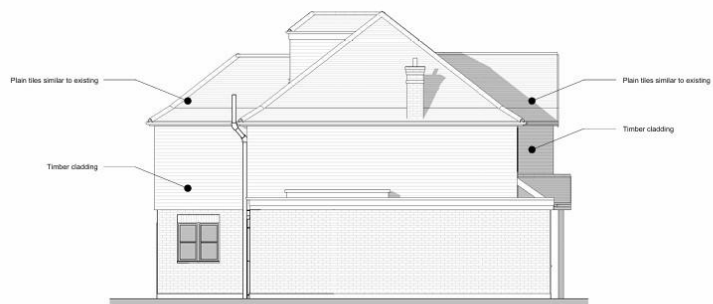
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Front Elevation



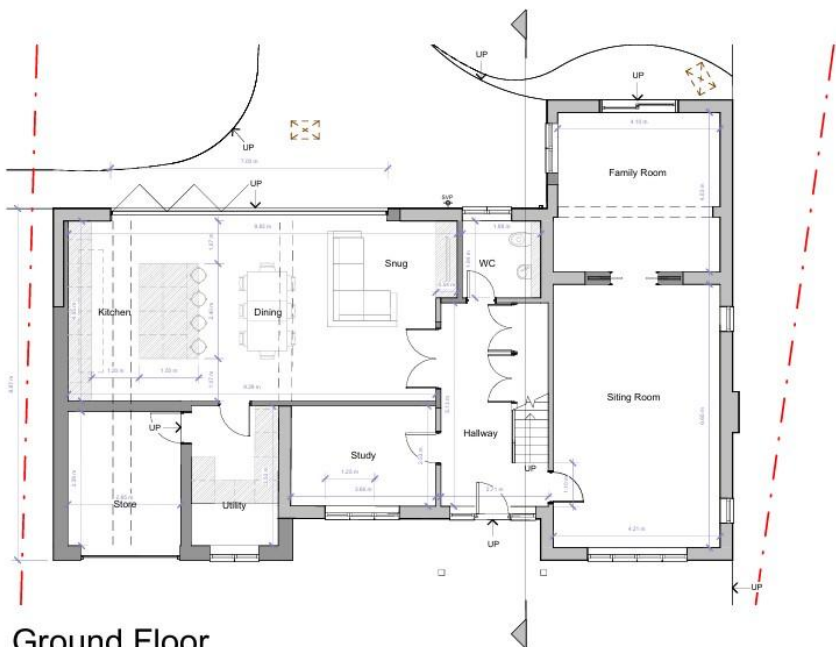
Rear Elevation



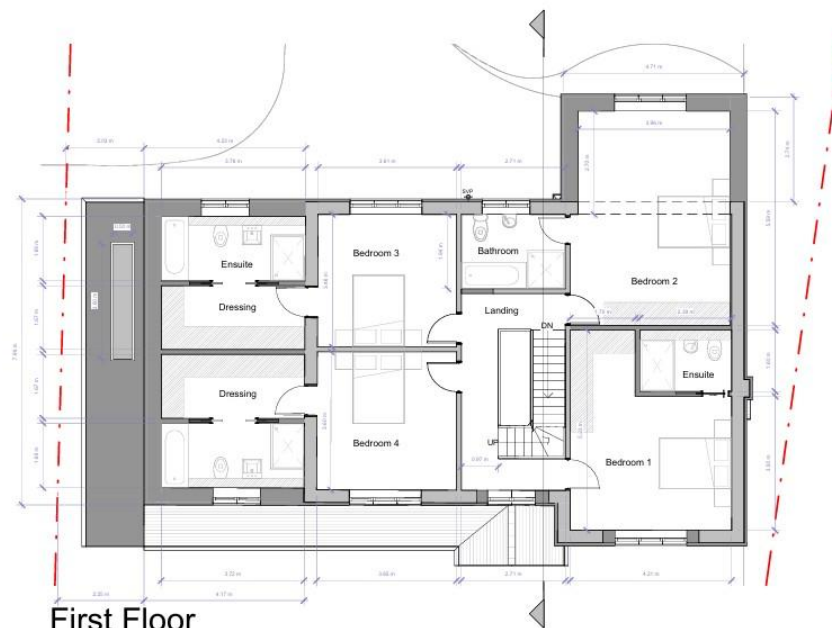
Side 1 Elevation



Side 2 Elevation



Ground Floor



First Floor



## LOCATION

Conveniently situated within easy reach of Woking Town Centre, this property offers an array of amenities including extensive shopping, dining, and leisure options, along with cultural attractions such as The Victoria Theatre & Cinema and the Lightbox Gallery. Commuters will appreciate the proximity to Woking's mainline station, providing swift rail connections to London Waterloo in approximately 23 minutes, while easy access to the motorway network (J10, M25/A3) facilitates straightforward travel to central London and major airports. Outdoor enthusiasts will delight in the nearby Basingstoke Canal, River Wey, and Chobham Common, offering opportunities for walking, cycling, and fishing. Families will benefit from a selection of reputable state and private schools, including Hoebridge, Halstead St Andrews, and Greenfield, while golf enthusiasts can enjoy a choice of prestigious clubs such as Woking Golf Club and Foxhills, the latter of which includes a spa and hotel. With its prime location and abundance of amenities, this property presents an ideal opportunity for a diverse range of lifestyles.





## ACCOMMODATION & SPECIFICATION

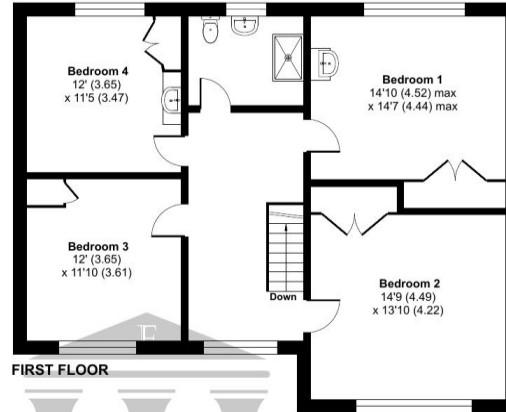
- ❖ Double fronted four double bedroom detached residence with excellent potential
- ❖ Planning permission granted to extend into a five bedroom, four bathroom bespoke home
- ❖ Situated in a peaceful and sought-after cul-de-sac location
- ❖ Attractive mature and secluded rear gardens providing privacy and tranquillity
- ❖ Lovely open outlook with pleasant surrounding views
- ❖ Convenient access to Woking Town Centre and mainline station
- ❖ Offered to the market with no onward chain for a smooth purchase process



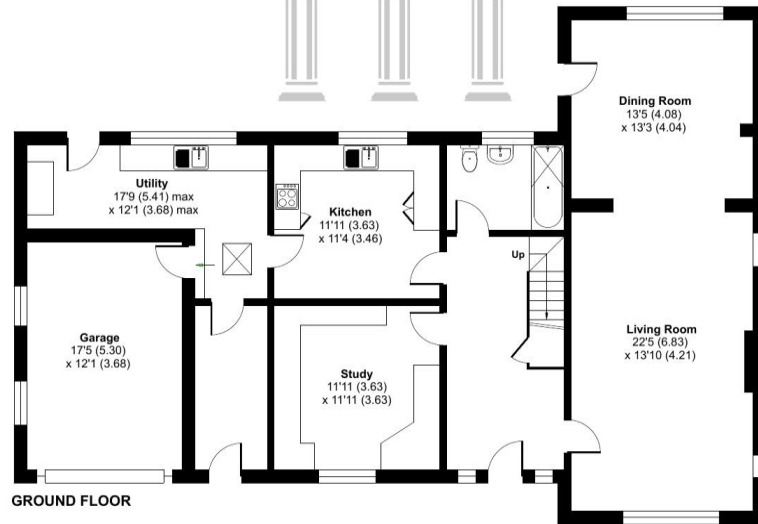
# Hurst Close, Hook Heath, Woking, GU22

Approximate Area = 2203 sq ft / 204.6 sq m  
 Garage = 198 sq ft / 18.3 sq m  
 Total = 2401 sq ft / 222.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Foundations Independent Estate Agents. REF: 1439830

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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