





# Bonsey Lane, Westfield, Woking, Surrey, GU22 9PP

Situated on a 1/4 of an acre in a pretty tree lined location, this spectacular extended cottage is located less than 1.5miles from Woking town centre and mainline station.

A welcoming entrance hall has stairs to first floor landing and doors to all reception rooms. With character beams, a dual aspect living room has a feature fireplace and bay window. Across the hall a family room also boasts dual aspect windows and has a door leading to a covered front veranda.

The kitchen is a real showstopper, boasting stylish fittings throughout, a large island with discreet overhead extractor, a range of wall and base level units, stunning worktops and space for dining table. French doors and a skylight above beam in natural light and offer stunning views of the garden. An open plan layout lends its self to modern day living with a further reception area also with bi-folding doors, skylight and views of the garden leading to a dining room with curved feature window and log burning fireplace.

Completing the ground floor, there is a utility room and large ground floor wet room with stylish fittings.

Upstairs, four generous double bedrooms provide ample accommodation, two of which boast immaculate en-suite shower rooms, with the other two sharing a four piece family bathroom ensuring convenience for the family and guests.

## Garden & Exterior

At the front of the house there is a gated gravel driveway easily accommodates large households and leads to a garage which also has internal access. The rear garden is impressive and is laid to lawn area with mature trees and shrubs giving the house excellent privacy and giving any incoming purchaser the ability to landscape further.

Council Tax Band G - £3,952.66pa

- Detached four bedroom house
- Generous 0.26acre plot
- Stunning open plan kitchen/family/dining area
- Two reception rooms
- Four bathrooms including two en-suite
- Integral garage
- Gated driveway
- Enclosed mature garden
- Quiet tree lined road

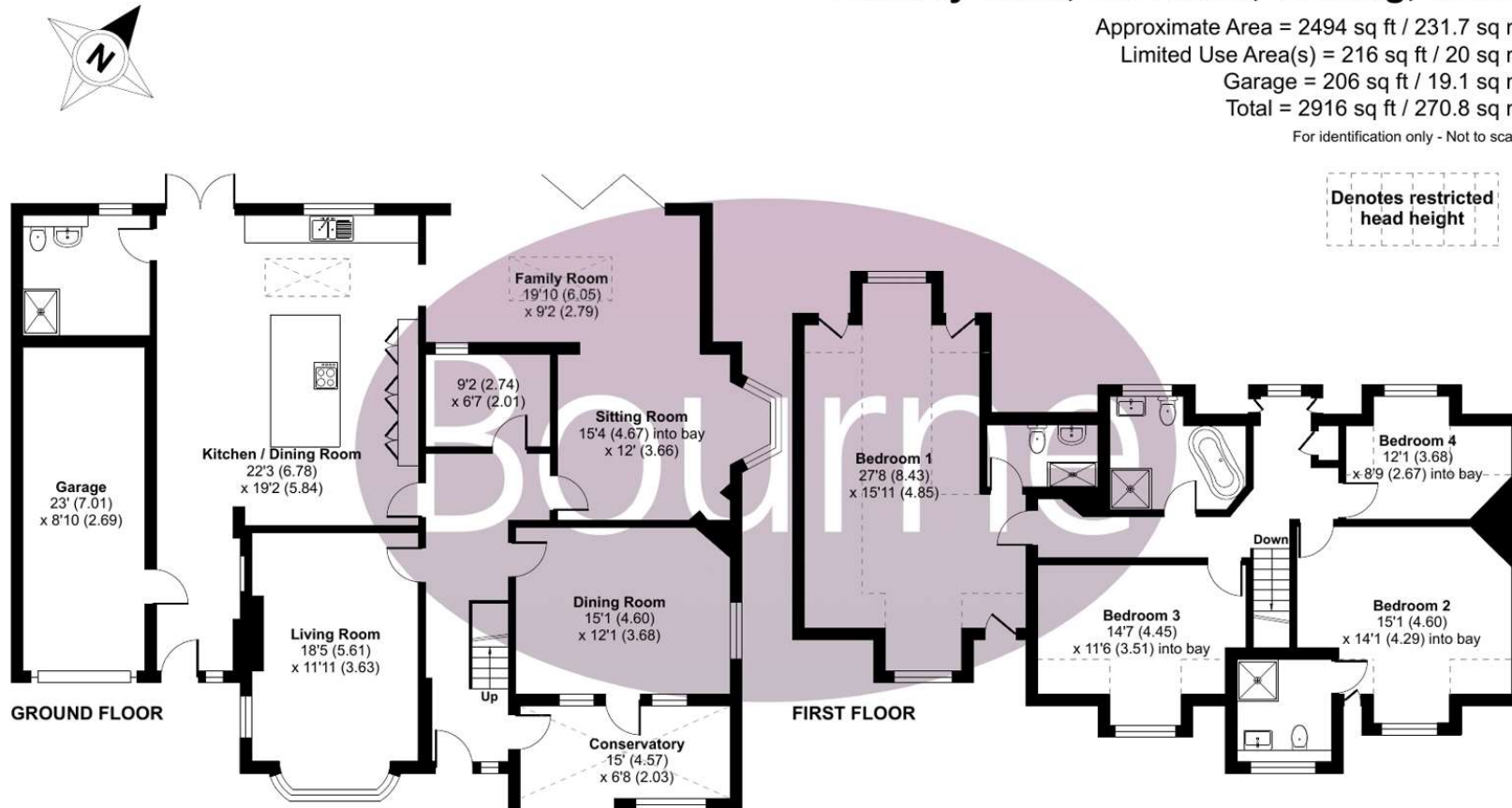


# Floorplan

## Bonsey Lane, Westfield, Woking, GU22

Approximate Area = 2494 sq ft / 231.7 sq m  
Limited Use Area(s) = 216 sq ft / 20 sq m  
Garage = 206 sq ft / 19.1 sq m  
Total = 2916 sq ft / 270.8 sq m

For identification only - Not to scale

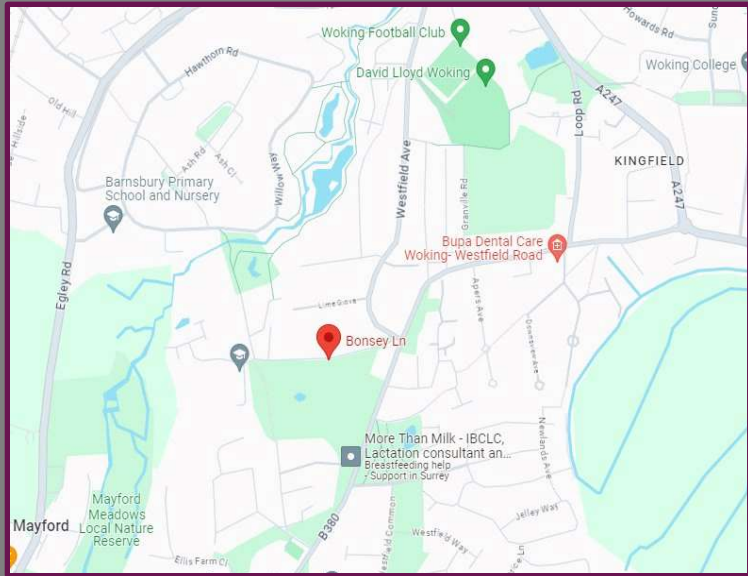


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF:



# Location

Woking is a busy commuter town with several trains an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). There are two main shopping centres, The Peacocks Centre and Wolsey Place, both hosting all the major high street retail brands and designer boutiques. There are also a number of fine restaurants, bars, pubs and cafes, which cater for ones every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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