



Turnoak Avenue, Woking, Surrey, GU22 0AJ

£1,250,000

Turnoak Avenue, Woking, Surrey, GU22 0AJ

Nestled in a private cul-de-sac and just a short walk from the town centre, this substantial detached property is a masterpiece of sleek and stylish design. Thoughtfully crafted with flexible accommodation, the home offers an exceptional living experience.

The magnificent kitchen/diner/family room is the heart of the home, featuring a vaulted ceiling, floor-to-ceiling glazed windows, and bi-folding doors that open to the garden. This 23-foot space combines living, dining, and cooking areas seamlessly. The kitchen is a showcase of luxury, with tasteful units, marble work surfaces, integrated appliances, and a central island.

For entertainment, a dedicated media room with pelmet lighting provides the perfect setting for a home cinema experience. Additionally, a versatile study can be used as a home office or a playroom, catering to various needs.

The property offers four bedrooms, with the ground-floor bedrooms benefiting from an enormous luxury bathroom. This bathroom features a large bath, walk-in shower, and his-and-her sinks, ensuring a spa-like experience. The master bedroom, located on the first floor, boasts a walk-in dressing room, en-suite shower, and stunning feature glazing that overlooks the kitchen/dining/living space.

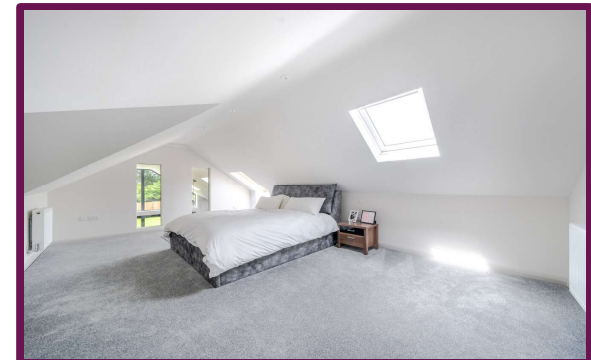
Completing the accommodation is a spacious utility/boot room with external access, fitted with cabinetry for appliances, adding convenience and functionality.

Outside, the large enclosed garden offers total seclusion and is perfect for relaxation and entertainment. Various seating areas have been thoughtfully installed to enjoy the expansive garden. The front of the property features a large driveway enclosed with borders, providing ample parking and a welcoming entrance.

This property is a perfect blend of luxury and practicality, offering an exceptional lifestyle in a prime location.

Council Tax Band E - £2,898.62pa (at time of publishing)

- Substantial detached property in a private cul-de-sac,
- Sleek, stylish, and thoughtfully designed
- Magnificent 23ft kitchen/diner/family room with vaulted ceiling
- Luxurious kitchen
- Media room with helmet lighting, ideal for a home cinema experience
- Versatile study for home office or playroom
- Four double bedrooms
- First-floor master suite with walk-in dressing room
- Spacious utility/boot room
- Large enclosed garden with various seating areas
- Large front driveway



Floorplan



Turnoak Avenue, Woking, GU22

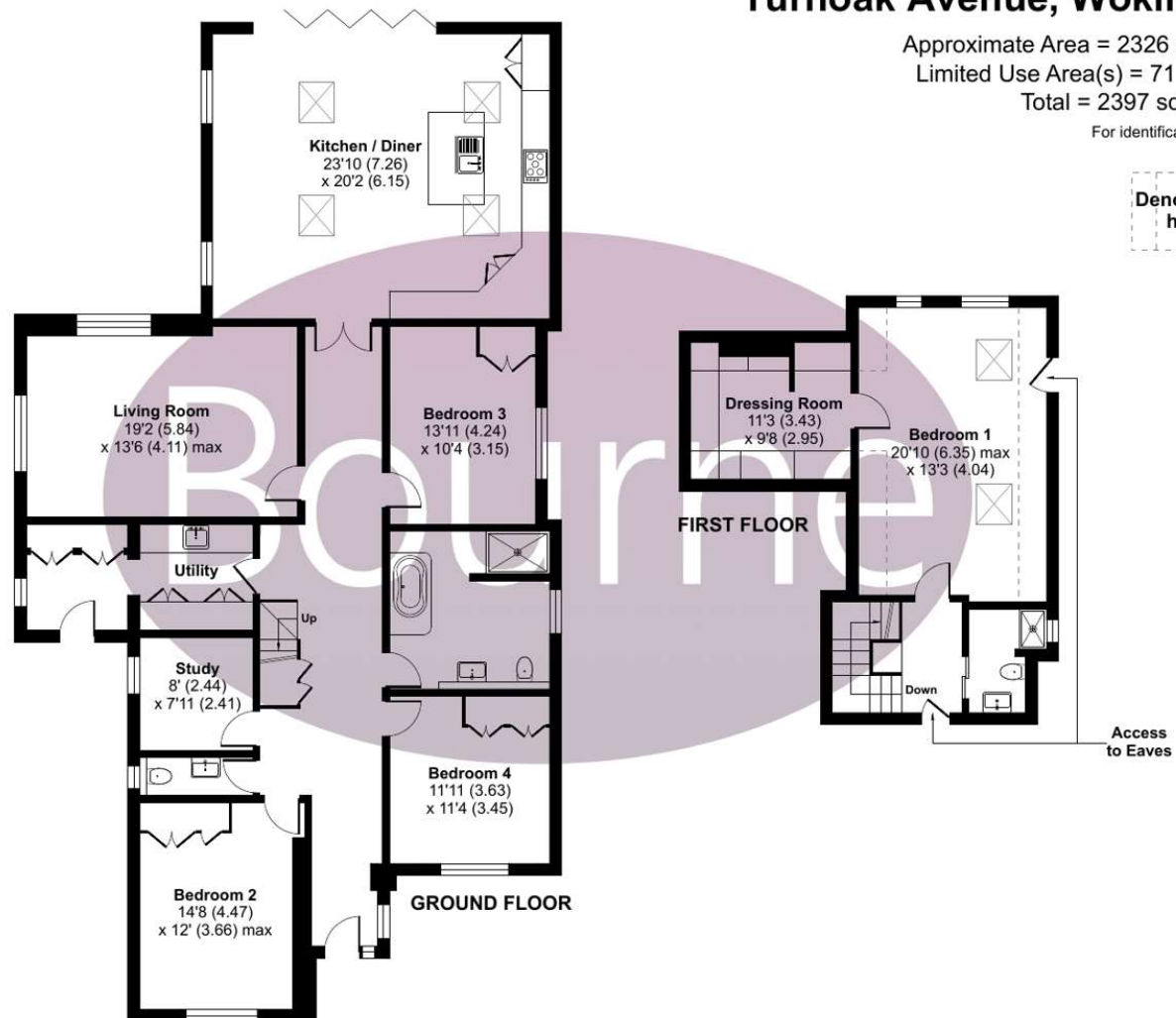
Approximate Area = 2326 sq ft / 216 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Total = 2397 sq ft / 222.6 sq m

For identification only - Not to scale

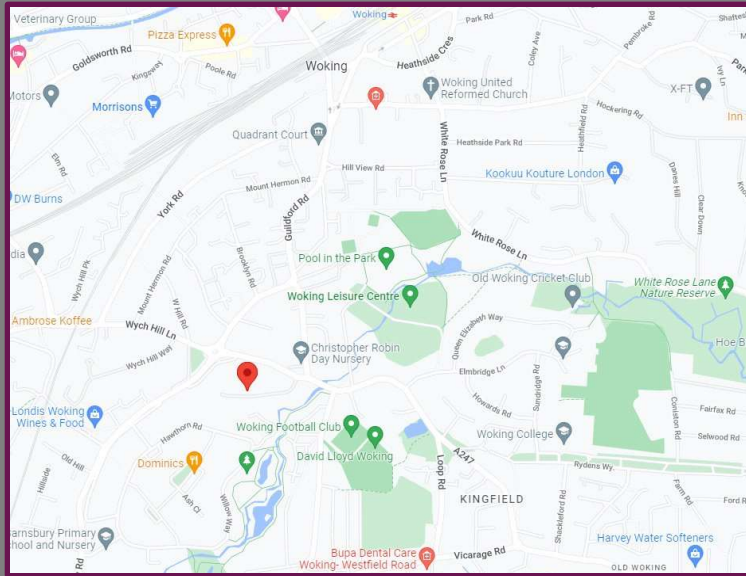
Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄t̄h̄ēc̄ōm 2024. Produced for Bourne Estate Agents. REF: 1138882

Location

Woking is a busy commuter town with several trains per hour providing a fast direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place which hosts major high street retail brands, a multi-screen cinema and the New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes which cater for every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



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