



ESTATE AGENTS



Egley Road, Woking, Surrey, GU22 0AY

£850,000



# Egley Road, Woking, Surrey, GU22 0AY

**Prime Location, Exceptional Potential:** Situated in a highly desirable location, approximately a mile from Woking town centre and station, and close to local schools, this well-maintained detached home offers future extension potential (subject to planning permission).

**Impeccable Presentation:** Set on a magnificent plot, the property is beautifully presented throughout, offering a blend of comfort and style.

**Living and Entertaining:** The ground floor features a spacious lounge with views of the impressive rear garden, a dining area, a modern fitted kitchen, a convenient utility area with access to the attached garage, and a cloakroom.

**Upstairs Comfort:** The upper floor includes four double bedrooms, with the main bedroom boasting an ensuite. A four-piece family bathroom serves the additional bedrooms.

**Convenience and Practicality:** Additional benefits include off-street parking for multiple cars, an integral garage, gas central heating, and double-glazed windows, ensuring utmost convenience and comfort.

Council Tax Band F - £3,426.65pa

- Beautifully presented detached family home
- Four well-proportioned bedrooms
- Superb enclosed garden offering high levels of seclusion
- Two reception rooms
- Garage and driveway parking
- Brand new gas central heating boiler
- UPVC double glazing
- Downstairs WC
- Popular location

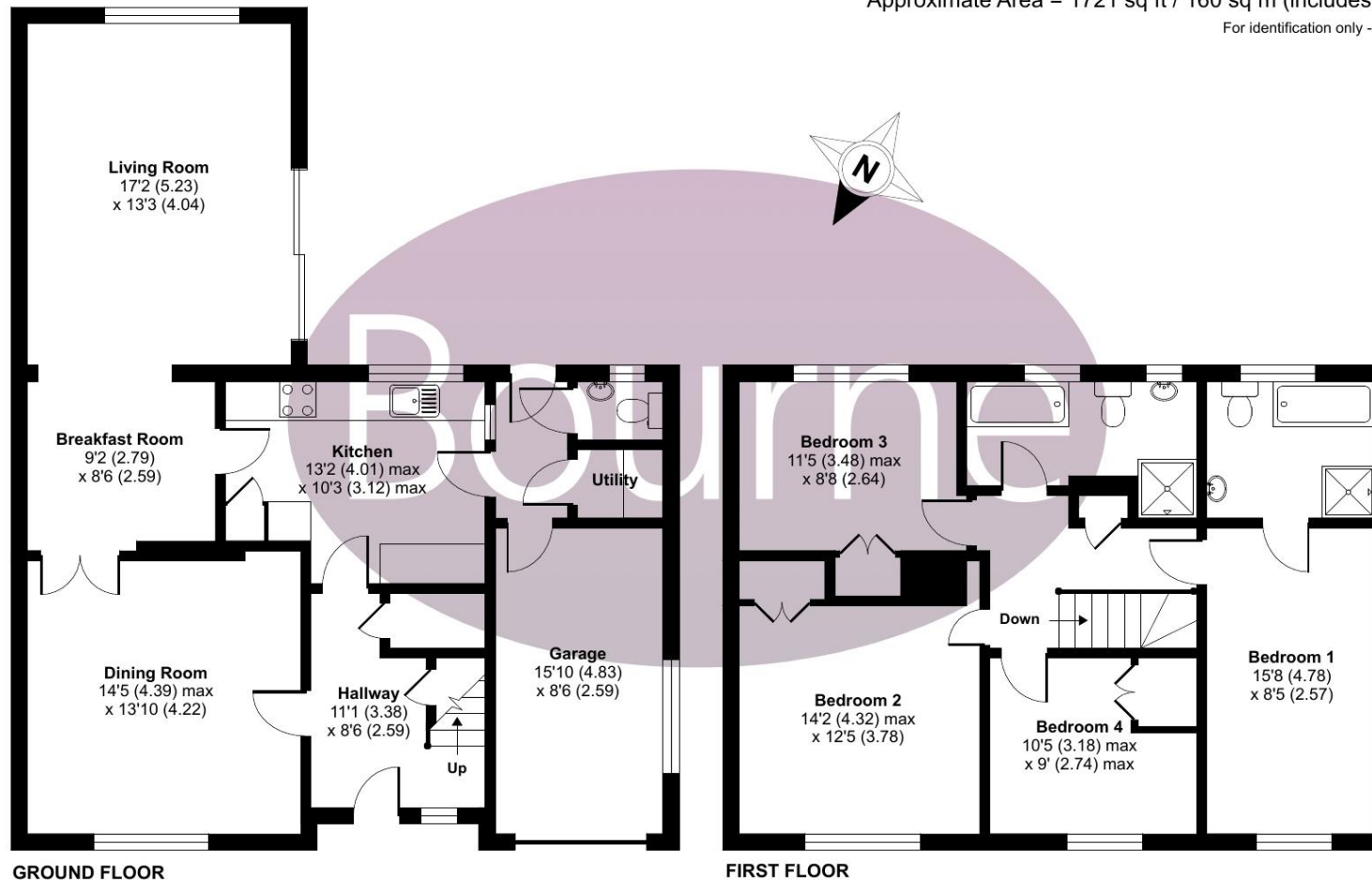


# Floorplan

## Egley Road, Woking, GU22

Approximate Area = 1721 sq ft / 160 sq m (includes garage)

For identification only - Not to scale

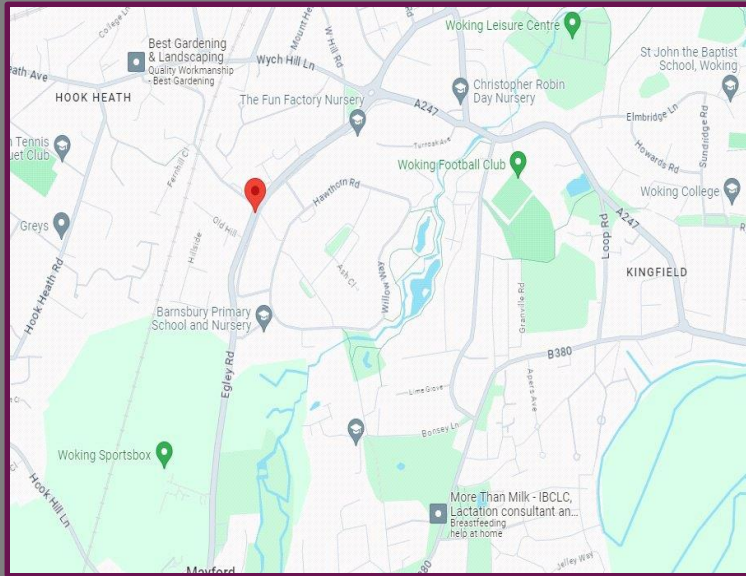


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1141610



# Location

Woking is a busy commuter town with several trains an 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. 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(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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