



ESTATE AGENTS



Guildford Lane, Woking, Surrey, GU22 0AS £1,450,000

# Guildford Lane, Woking, Surrey, GU22 0AS

**Prime Location, Unmatched Luxury:** Positioned in one of the most coveted neighborhoods, this stunning newly built detached house epitomizes luxurious living. Boasting an expansive 2,773 sqft of meticulously designed living space.

**Light and Elegance:** From the moment you step through the front door, you're enveloped in natural light, cleanliness, and contemporary charm. The seamless integration of expansive windows, high ceilings, and thoughtfully selected finishes creates a welcoming and sophisticated atmosphere.

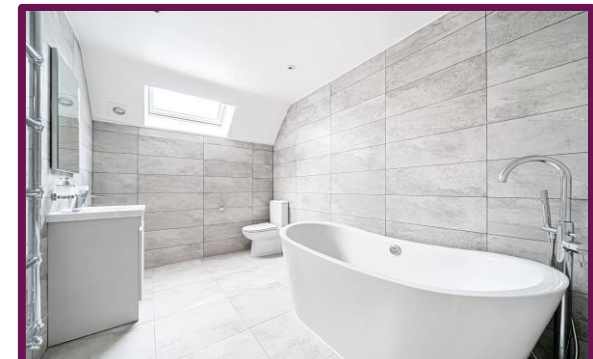
**Living and Entertaining:** Spanning five double bedrooms, three reception rooms, and three bathrooms, the property effortlessly caters to the needs of modern family living. Whether it's hosting gatherings or simply enjoying quiet moments of relaxation, there's a space for every occasion, each exuding its own unique blend of comfort and style.

**Externally:** Landscaped gardens with laid-to-lawn area, patio, and offering high levels of privacy, perfect for entertaining or relaxation.

**Convenience Redefined:** No detail has been overlooked in ensuring utmost convenience and practicality. Gated off-street parking provides ample space for vehicles and an EV charging point.

Council Tax Band G - £3,952.66pa

- A stunning brand new house close to the town centre
- Superbly designed and finished
- Fabulous Kitchen living space across the back
- Separate sitting room and family room
- Five double bedrooms and four bathrooms
- Large driveway and westerly facing garden

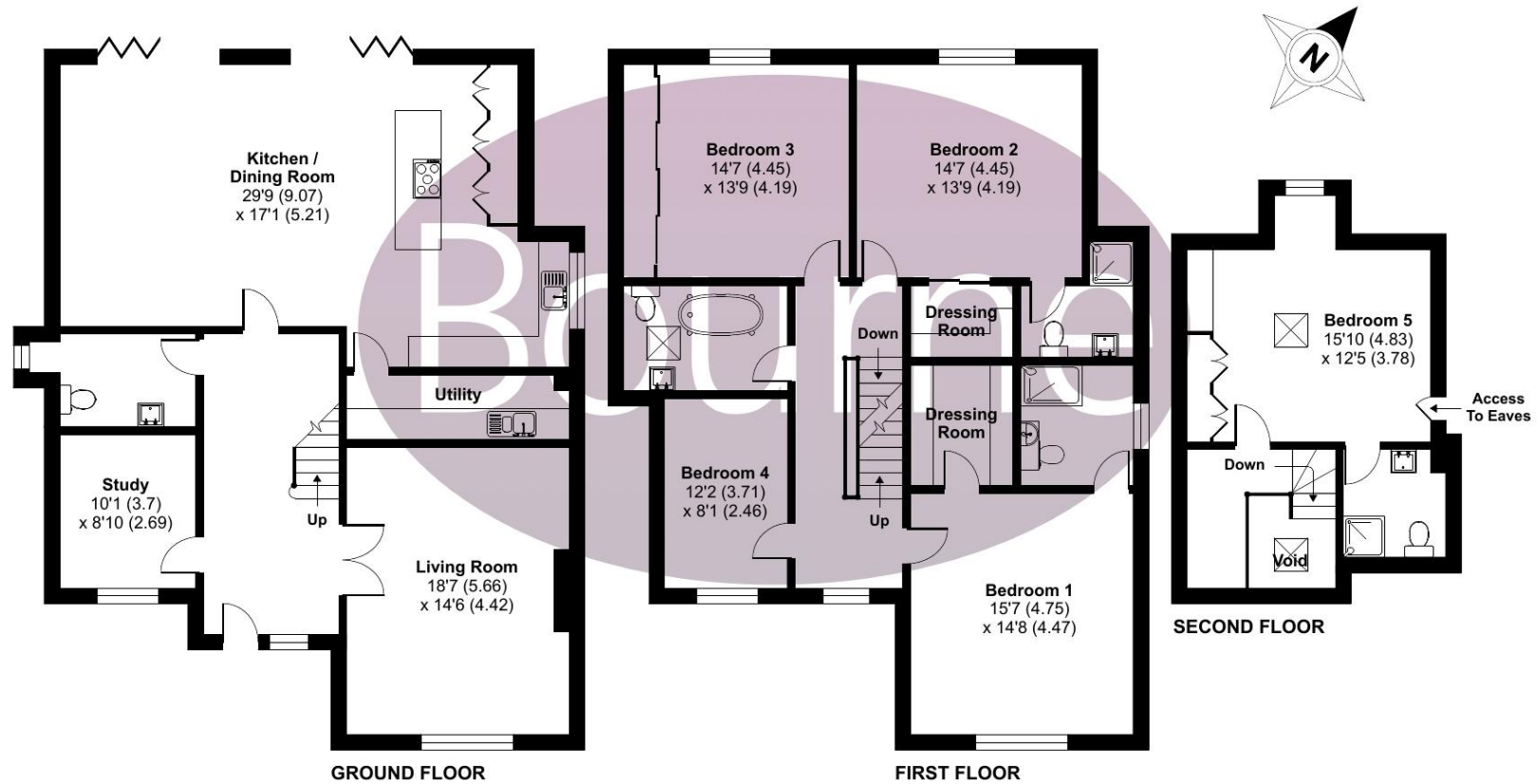


# Floorplan

## Guildford Lane, Woking, GU22

Approximate Area = 2773 sq ft / 257.6 sq m (excludes void)

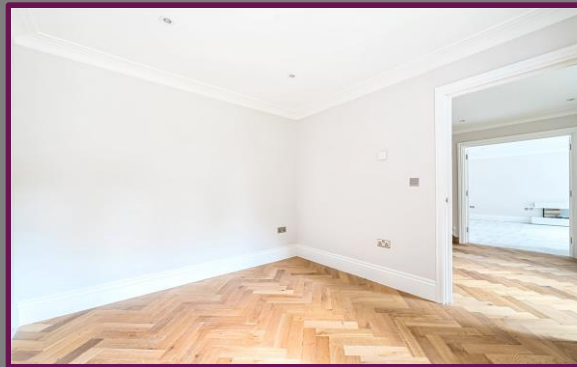
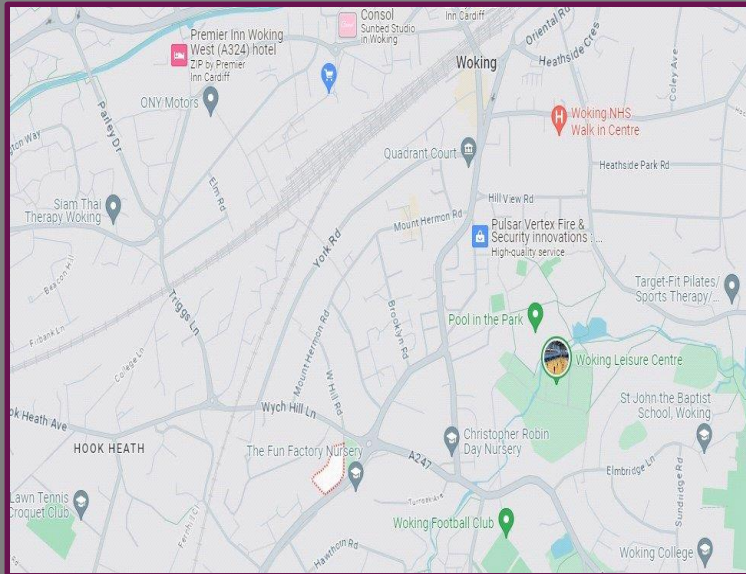
For identification only - Not to scale



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: 1139952

# 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>	92	92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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