

Bourne



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Westerfolds House, 11 Sandy Lane, Woking, Surrey, GU22 8BA

£450,000

# Westerfolds House, 11 Sandy Lane, Woking, Surrey, GU22 8BA

Set within a beautiful Victorian period building, this spacious split-level apartment enjoys an enviable position just a short walk from Woking's mainline station and vibrant town centre. The property retains a wealth of original Victorian features, while also benefiting from well-maintained communal gardens and a private garage.

The apartment is arranged over two levels, creating a unique sense of space and separation between the living and bedroom accommodation.

Upon entering the property on the first floor, a welcoming hallway provides access to the main living areas. To the rear is a generous living/dining room, measuring over 17ft in length, providing a bright and elegant space ideal for both relaxing and entertaining overlooking communal gardens. Large windows allow natural light to fill the room, while the impressive proportions reflect the charm and character typical of the Victorian era.

Adjacent to this is the modern kitchen, fitted with a contemporary range of units offering ample storage and worktop space, making it both stylish and practical for everyday use.

Also on this level are two well-proportioned bedrooms. Bedroom two is a spacious double positioned towards the front of the property, while bedroom three enjoys a quiet aspect to the rear. A family bathroom completes the accommodation on this floor.

Stairs rise to the second floor, where the impressive principal bedroom spans over 22ft in length, providing an excellent main bedroom with plenty of space for wardrobes and additional furniture. This floor is also served by a separate shower room, creating a private and practical upper-level layout.

Externally, the property is surrounded by attractive, well-kept communal gardens, providing a pleasant setting for the building. The apartment further benefits from the valuable addition of a private garage, offering secure parking or additional storage and an allocated parking space.

Offering approximately 1,453 sq ft of accommodation, this characterful split-level apartment combines generous living space, period charm and a highly convenient location close to Woking's excellent transport links and amenities.

Council Tax band D - £2,482.03pa  
Share of freehold - 75 years remaining

- Spacious split-level apartment
- Set within a beautiful Victorian period building
- Three well-proportioned bedrooms
- Generous living/dining room
- Contemporary modern fitted kitchen
- Family bathroom and additional shower room
- A wealth of original period features
- Approx. 1,453 sq ft of accommodation
- Surrounded by well-kept communal gardens
- Private garage and allocated parking



# Floorplan

**Approximate Gross Internal Area 1453 sq ft - 135 sq m**

First Floor Area 1029 sq ft – 96 sq m

Second Floor Area 424 sq ft – 39 sq m

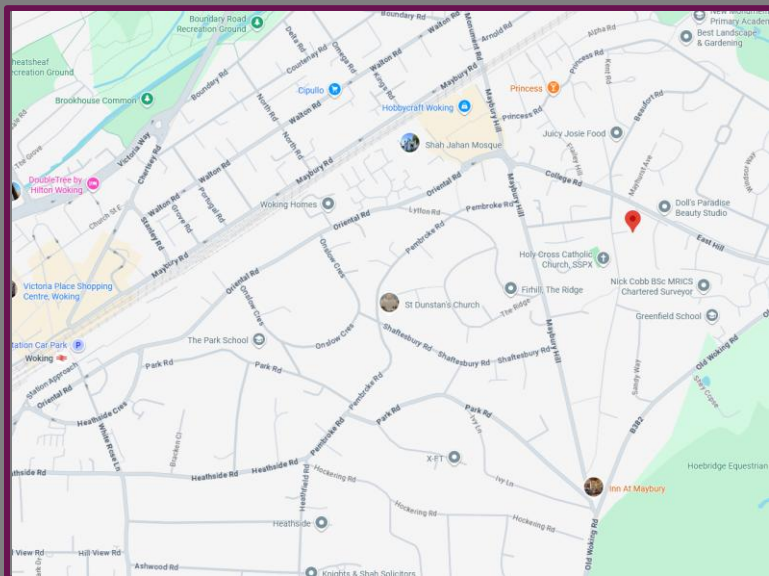


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



# 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, 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.



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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