

Bourne



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Westfield Road, Woking, Surrey, GU22 9LZ

£595,000

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Approached via a gated entrance offering both security and privacy, a resin driveway provides off-road parking for several vehicles and leads to the front entrance.

Stepping inside, a welcoming entrance hall provides access to the principal ground floor accommodation. To your left, the well-proportioned sitting room enjoys an abundance of natural light and offers a comfortable space to relax.

To your right, the dining area provides an excellent setting for both everyday family meals and entertainment, leading through to a refitted kitchen, installed in recent years. The kitchen is fitted with a comprehensive range of modern wall and base units complemented by generous work surface space, creating a practical yet stylish heart of the home. Beyond the kitchen, an inner lobby provides access to a contemporary ground floor shower room and useful utility storage area.

Stairs rise to the first-floor landing where there are three well-proportioned bedrooms, including two generous doubles and a good-sized third bedroom, ideal as a nursery, home office or guest room. The accommodation is completed by a modern family bathroom and further built-in storage cupboards.

Heading outside, the property continues to impress with an enclosed rear garden extending to more than 70ft. Predominantly laid to lawn with a substantial paved patio immediately abuts the rear of the house, providing the perfect setting for outdoor dining and summer entertaining. The garden enjoys a good degree of privacy and creates a wonderful extension of the internal living space.

- Double fronted semi-detached house
- Three good sized bedrooms
- Gated resin driveway
- Spacious light-filled sitting room
- Separate dining and entertaining area
- Modern refitted kitchen
- Contemporary ground floor shower room
- Well-proportioned bedrooms
- Modern family bathroom suite
- Large enclosed garden



Floorplan

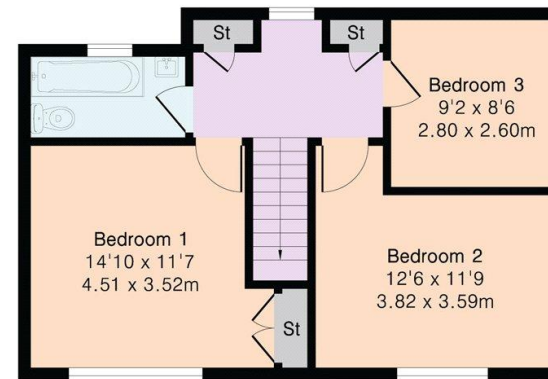
Approximate Gross Internal Area 1039 sq ft - 97 sq m

Ground Floor Area 546 sq ft – 51 sq m

First Floor Area 493 sq ft – 46 sq m



Ground Floor



First Floor

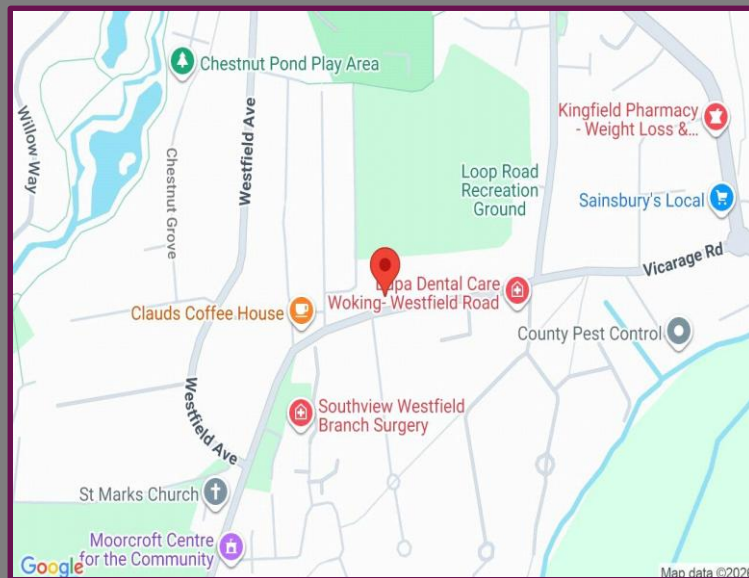


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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

Westfield is a village in the Woking Borough located on the boundary of Woking and Mayford offering easy access to Woking Town centre to the North and Guildford to the South. Westfield has a Primary School and Pre-School located down Bonsey Lane. Most local children attend; Westfield Primary School, Send School, Barnsbury School, Bishop David Brown, Woking High School or The Winston Churchill School.



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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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