

Bourne

ESTATE AGENTS



Elm Grove, Bisley, Woking, Surrey, GU24 9DG

Asking Price £475,000

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Set within a popular and established residential location, this three-bedroom semi-detached house offers an exciting opportunity for buyers looking for a property they can update, improve and ultimately make their own.

While the house would benefit from some modernisation, it provides an excellent starting point, with well-proportioned accommodation, a garage and genuine scope for enlargement. Importantly, a number of homes within the road have already been extended and loft converted, demonstrating the potential for properties of this type to evolve considerably over time, subject of course to the necessary planning and building regulations.

The front door opens into the entrance area, leading through to the principal living accommodation.

The sitting room is a particularly generous reception space, offering plenty of room for comfortable everyday living.

To the rear of the property is the separate dining room, enjoying a pleasant outlook towards the garden.

The kitchen sits alongside the dining room and would lend itself well to updating. There is clear potential to create a more contemporary kitchen and dining environment as part of a wider scheme of improvements.

A particularly useful garage runs alongside the main accommodation, providing excellent storage and practical space. Depending on the buyer's plans and the necessary consents, this could also form part of a longer-term vision for the property.

Externally there is an excellent sized garden, backing school playing fields, mainly laid to lawn with patio area. Driveway parking is to the front with access to the aforementioned garage.

- Three-bedroom family home
- Popular residential location
- Generous living accommodation
- Separate sitting and dining rooms
- Garage
- Great sized enclosed garden
- Scope for future enlargement
- No onward chain



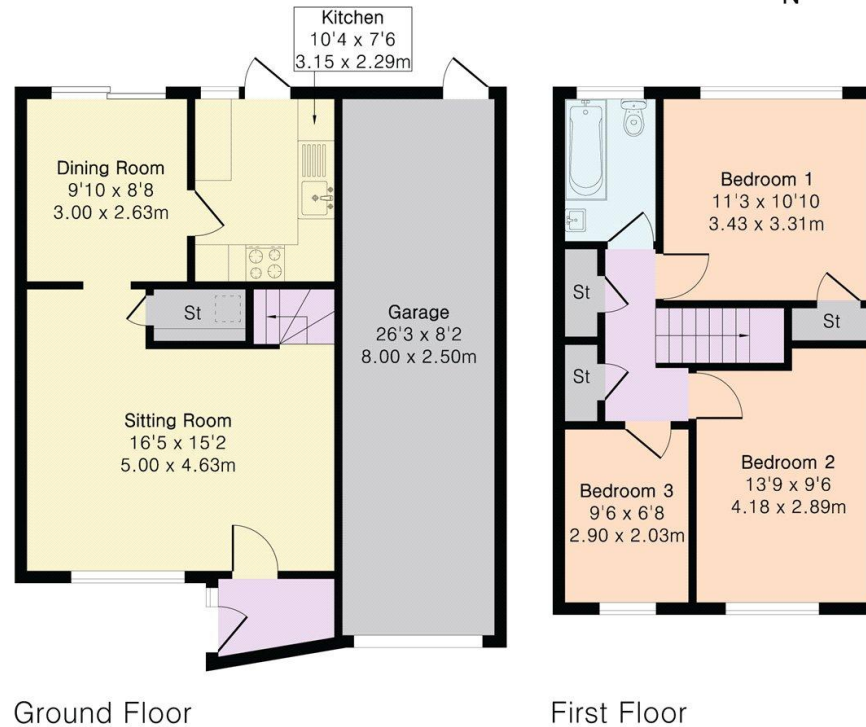
Floorplan

**Approximate Gross Internal Area 898 sq ft - 84 sq m
(Excluding Garage)**

Ground Floor Area 448 sq ft – 42 sq m

First Floor Area 450 sq ft – 42 sq m

Garage Area 215 sq ft – 20 sq m

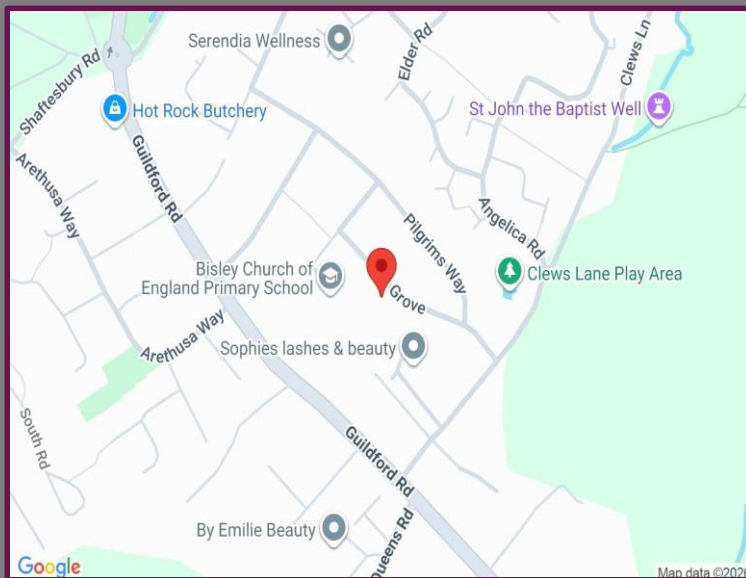


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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

Bisley is a sought after village comprising good local schools, village shops and pubs whilst only being a couple of miles from the M3 motorway offering great links to the M25 orbital and Heathrow Airport. Nearby villages include Knaphill, West End whilst Woking Town Centre and mainline station is only a 10 minute drive away.



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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.