



Bourne

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Bunyard Drive, Sheerwater, Woking, Surrey, GU21 5NU

Offers in Excess of £400,000

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This well-presented four-bedroom mid-terrace family home offers spacious and versatile accommodation, enhanced by a rear extension and ideally situated in a popular residential area of Woking.

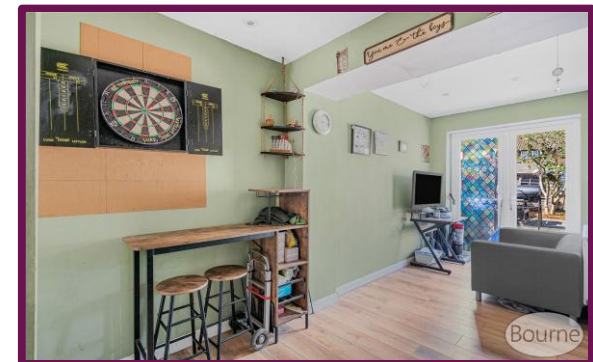
The ground floor opens into a welcoming entrance hallway, leading through to a comfortable living room with front aspect window. The impressive kitchen has been extended to create a sociable and practical kitchen breakfast room, ideal for everyday family life with direct access onto the rear garden. The rear extension adds further versatility, providing an ideal fourth bedroom, playroom or home office. A convenient downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, offering excellent flexibility for family living, together with the family bathroom.

Outside, the property benefits from driveway parking to the front, while the well-maintained rear garden provides a private and attractive space for outdoor dining, entertaining and relaxation.

Images may include digital enhancement or AI staging for illustrative purposes. While care is taken to ensure accuracy, interested parties should satisfy themselves through their own inspections and enquiries.

- Extended terraced home
- Three upstairs bedrooms
- Fourth bedroom/study
- Extended kitchen/breakfast room
- Bright living room
- Modern bathroom
- Driveway parking
- Enclosed rear garden
- Close to Woking & West Byfleet stations
- Quiet residential area

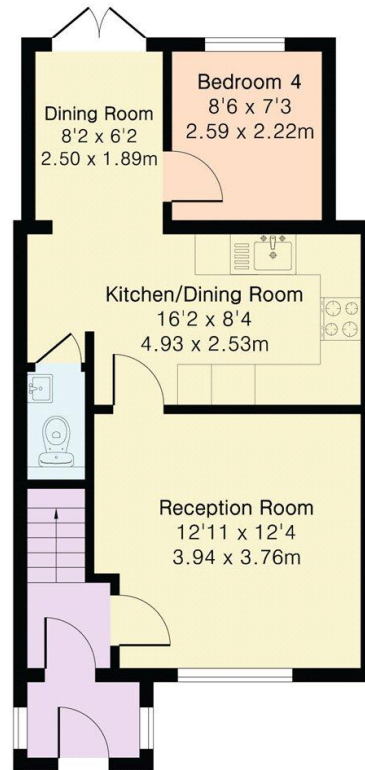


Floorplan

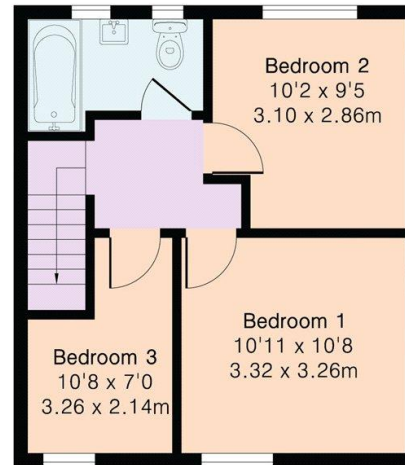
Approximate Gross Internal Area 874 sq ft - 81 sq m

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 386 sq ft – 36 sq m



Ground Floor



First Floor

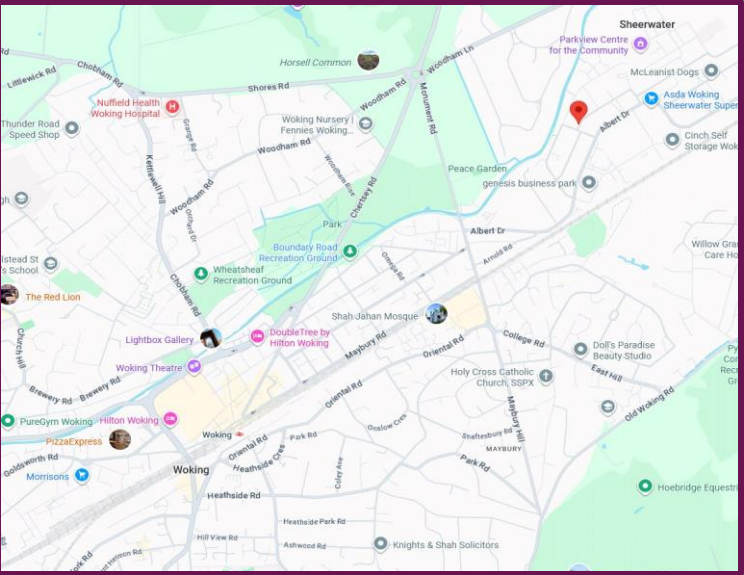


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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

Woking is a busy commuter town with several trains per 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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