



ESTATE AGENTS



Bourne

Glencroft, Hermitage Road, Woking, Surrey, GU21 8TT

£550,000

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Set quietly off Hermitage Road, this is a property that offers a rather unusual combination for St Johns: a genuinely secluded setting, while remaining within easy walking distance of local amenities and well-regarded schools.

The approach is perhaps one of the first things that distinguishes the house. A private road leads into a small cul-de-sac of just a few properties, giving the house a sense of privacy that is difficult to find with more conventional properties in the area.

Inside, the accommodation is well laid out, with the principal living spaces arranged across the ground floor. The kitchen / dining room positioned to the rear, opening onto the garden, while the separate sitting room is set to the front. The entrance hallway provides access to the staircase leading to the first floor.

Upstairs, there are four bedrooms and the family bathroom. The bedroom arrangement works particularly well for family living, while also offering scope for reconfiguration or the addition of a further bathroom, subject to the necessary consents.

Access to the garage is via a covered area, beyond which is a particularly useful workshop. This is a feature that adds considerably to the practical side of the property and could lend itself to a variety of uses, depending on the buyer's requirements.

Outside, the large enclosed garden provides a high degree of seclusion, being mainly laid to lawn with a patio area and established shrub borders. To the front, there is driveway parking in front of the garage.

- Spacious semi-detached house
- Four bedrooms
- Peaceful setting
- Kitchen / dining room
- Separate living room
- Garage and separate workshop
- Popular local schools within easy reach
- No onward chain



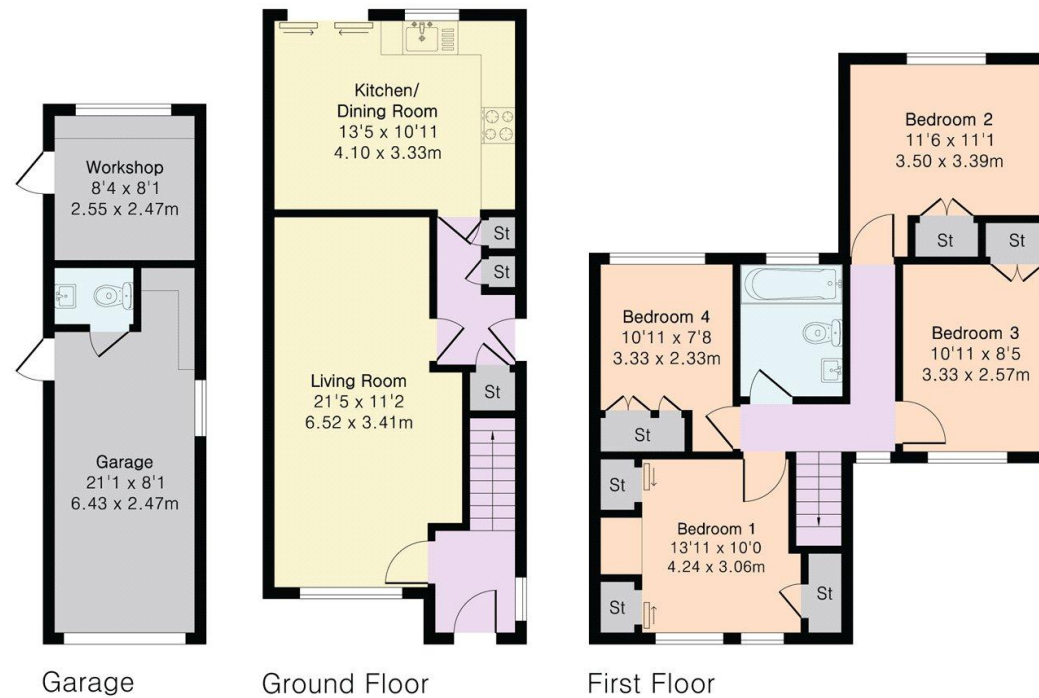
Floorplan

**Approximate Gross Internal Area 1026 sq ft - 95 sq m
(Excluding Garage)**

Ground Floor Area 468 sq ft – 43 sq m

First Floor Area 558 sq ft – 52 sq m

Garage Area 242 sq ft – 23 sq m

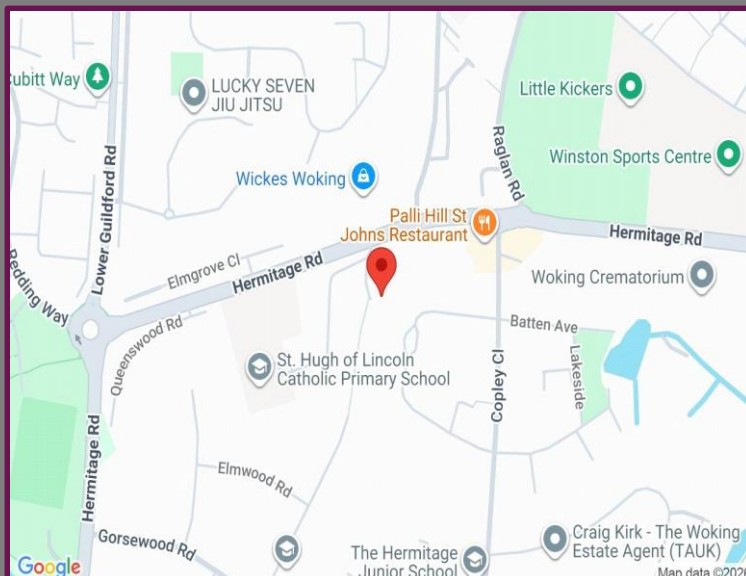


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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

St. John's is a small village with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. To the south of St. John's are the wide roads and elegant houses of Hook Heath, which is one of Woking's most exclusive residential locations, with some of the finest homes in the area including many built by Tarrant.



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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.



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