

ON HOLD



Mount Road, Woking
£995,000


MARTIN & CO

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£995,000

- Detached Family Home
- Corner Plot
- Prime Location
- Countryside Views
- Four Double Bedrooms

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Positioned on a corner plot in the heart of Hook Heath one of Woking's most desirable locations, is this four-bedroom detached family home, offering elegant living space, leafy countryside views and the convenience of being within easy access of the Town Centre & mainline station.

Upon stepping into the property you are welcomed by the entry foyer which follows through to the ground floor accommodation comprising, a well appointed kitchen with ample cupboard space, a cloakroom, double bedroom with fitted wardrobes, the triple aspect living/dining area complimented by views of the garden and courtyard space, the second bedroom provides flexible accommodation as it is currently being utilized as an office, this also includes a



shower room. Upstairs are two double bedrooms and family bathroom, additionally there is ample eaves storage.

The residence is accessed from the driveway which provides parking for two cars, the garage allows for additional parking/storage. A highlight of this plot is the privately enclosed wraparound garden space which features, a courtyard, sun terrace and an outbuilding.

Situated in Woking's premier Hook Heath location, Pinewood is a truly exceptional home, that also offers potential for further development STPP. There is previously approved planning permission to erect a six bedroom sleek and modern residence.

With the Town Centre nearby, you can take pleasure in exploring the many shopping and restaurant establishments. Or, travel into London via the mainline station. Further enjoyment can be had by the many leisure facilities in local area including Woking, Worplesdon and West Hill Golf clubs. The Woking area is well-connected to major road networks such as the M25 and A3, ensuring easy travel by car.

The area is well served by highly regarded local schools including: Hoe Valley, Freemantles, Barnsbury Primary and Westfield Primary.



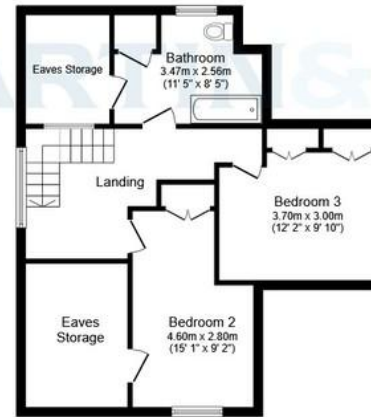
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.



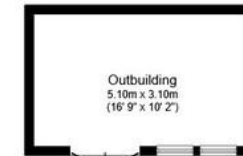
Ground Floor

Floor area 126.6 m² (1,362 sq.ft.)



First Floor

Floor area 59.2 m² (638 sq.ft.)



Outbuilding

Floor area 15.8 m² (170 sq.ft.)

TOTAL: 201.6 m² (2,170 sq.ft.)

Martin & Co Woking

35 Chertsey Road • Woking • GU21 5AJ
T: 01483 727757 • E: woking@martinco.com

01483 727757

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

