



Nirvana Polesdon Lane, Woking, GU23 6JX
Guide price £1,100,000

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An absolutely flawlessly presented modern detached family home located in the most sought after village of Ripley and moments from the tranquil waters of Papercourt Lake.

A generous ground floor layout consists of a welcoming entrance hallway, a well proportioned living room with feature fireplace, double doors to a formal dining room, a stunningly upgraded kitchen/breakfast/family room, a separate utility room with side access, a further utility space which in turn leads to the integral garage, a downstairs WC and a home office.

Stairs to the first floor landing reveals five double bedrooms, two of which have lavish en suite facilities and the remaining three bedrooms are serviced by a luxury bathroom. The majority of the bedrooms have air conditioning and there is access to a large loft space.

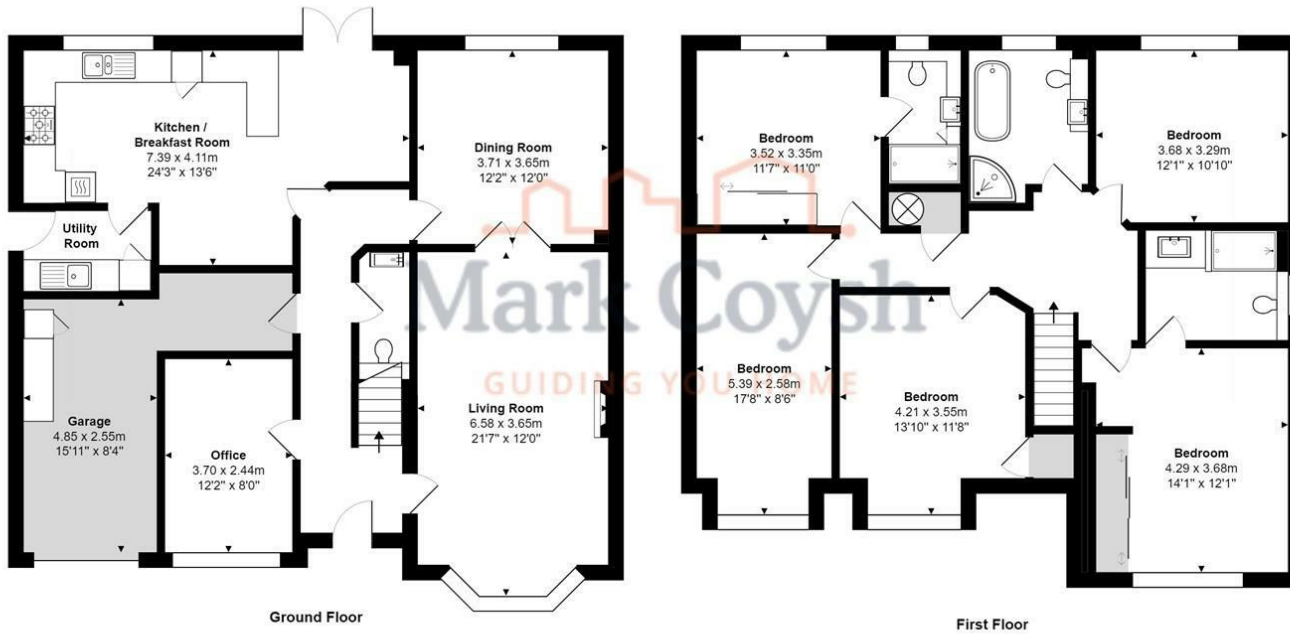
To the side and rear of the dwelling there is a beautifully manicured garden, laid to lawn with amazing mature planted borders, sandstone patio areas, including a covered side area with secure gated access to the front.

As well as the garaging there is a sizeable brick block driveway with off street parking for multiple vehicles.

The residence is just down the road from the idyllic village green and is within reach of a great selection of café's, shops, pubs and restaurants. The area is serviced by a fluid road network and rail connections with the A3 and Junction 10 of the M25 being a short car ride away. Woking Station offers a regular service to London Waterloo, alternative services can be caught from West Clondon.







Polesden Lane, Woking
 Total Area: 211.3 m² ... 2274 ft²
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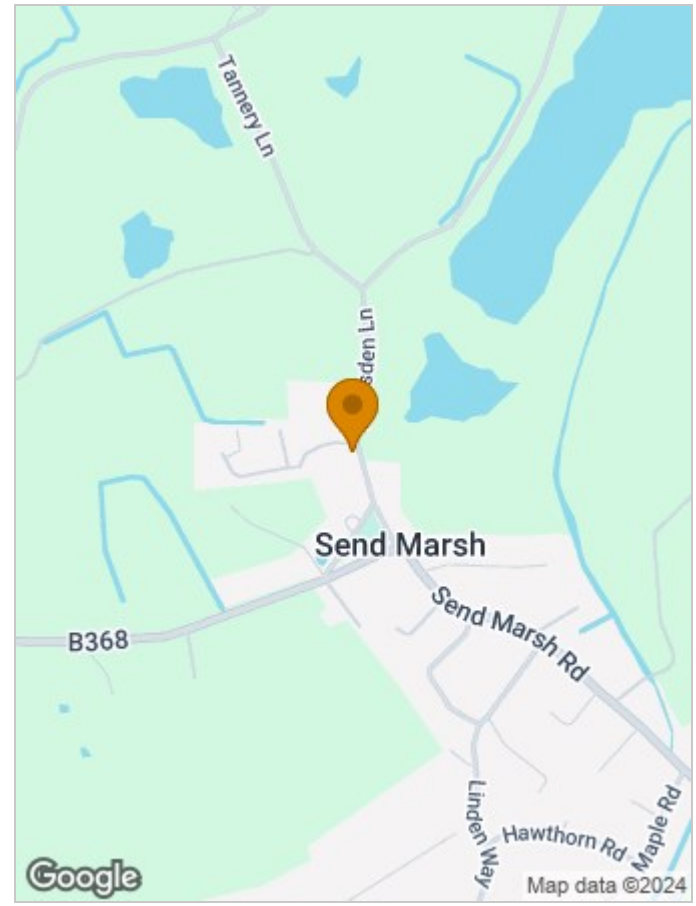
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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
		68	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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