



Nasturtium Drive | | Bisley | GU24 9SD

Asking Price £835,000 Freehold

Waterford's W
Residential Sales & Lettings

Nasturtium Drive |
Bisley | GU24 9SD
Asking Price £835,000

Overlooking an open green area with attractive weeping willow tree is this substantial four bedroom family home.

- Four bedrooms
- Two en-suite bathrooms & family bathroom
- Utility room / Cloakroom WC with shower
- Kitchen / Breakfast room
- Conservatory
- Double detached garage
- Landscaped front and rear gardens
- SHBC Tax band F

DESCRIPTION

Situated in a quiet cul-de-sac on the popular Flowers development, this immaculately presented detached four bedroom family home overlooks a large area of grassed land bordered by trees including a weeping willow. An ornamental brick wall with inset wrought iron railings separates the front garden with its mature planting from the open green area.



**SUBSTANTIAL
FOUR BEDROOM
FAMILY HOME**



The large, wide, brick paved driveway with specimen trees either side, provides ample space for parking and leads to a double garage. The property has been thoughtfully extended by the current owner who has lived in the house since it was built. Downstairs, off the double height entrance hall is a dual aspect study/office, a wet room/cloakroom WC with separate utility, the living room with bay window and a large, light kitchen/breakfast room. The kitchen flows into the separate open plan dining and garden room. Upstairs the galleried landing with picture window leads to two large bedrooms with en-suite bathrooms, a family bathroom and two further good sized bedrooms.

OUTSIDE

The light, bright garden room with its vaulted ceiling and tiled roof looks out onto a sunny, rear landscaped garden. At the centre of the garden is a bespoke gazebo providing a shady space to sit. This is surrounded by mature borders, a raised lawn and paved / gravelled areas for further seating.

LOCATION

From Chobham leave the village on the Bagshot Road. At the Gordons roundabout turn left onto the Guildford Road and follow through West End village into Bisley village. At the crossroads and traffic lights turn left into Clews Lane and follow into Angelica Road. Angelica Road leads into Elder Road and then turn right into Lobelia Road and right into Nasturtium Drive. Take the first turn on your right and the property can be found on the left hand side.



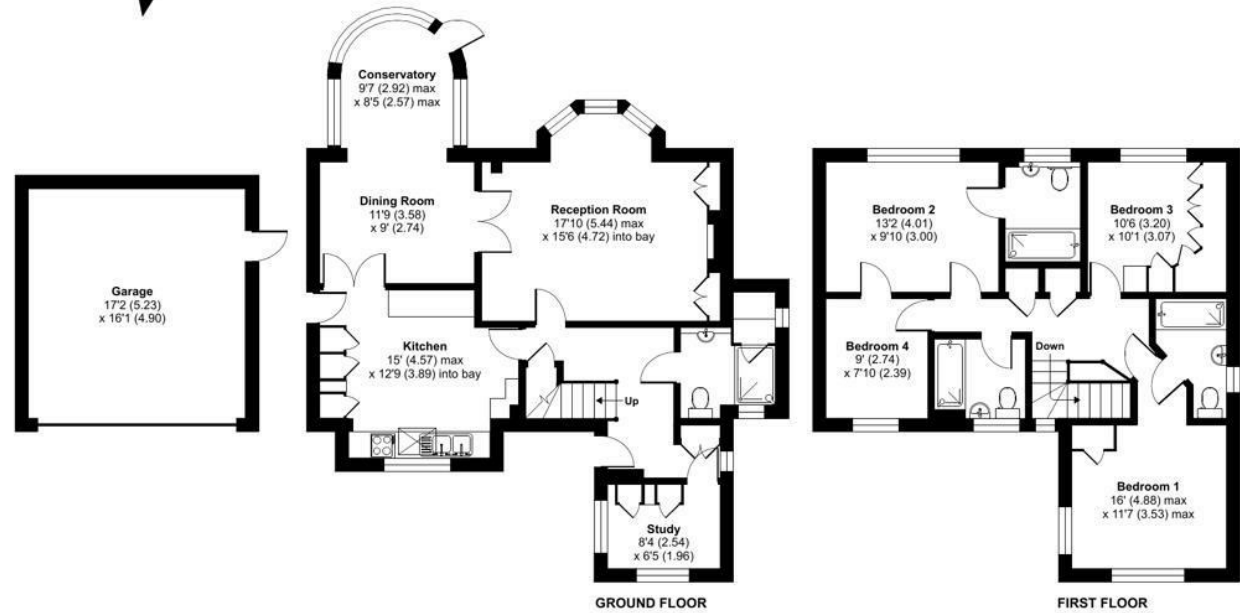
Nasturtium Drive, Bisley, Woking, GU24

Approximate Area = 1568 sq ft / 145.7 sq m

Garage = 283 sq ft / 26.3 sq m

Total = 1851 sq ft / 172 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Waterfords. REF: 963673



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus) A			
(91-111) B			
(69-90) C		71	81
(55-68) D			
(39-54) E			
(17-38) F			
(1-16) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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