



# Richard State

*Independent Estate Agents Limited*



**28 Paxton Gardens, Woking, GU21 5TS**

**£875,000**



4



1



3



C



£875,000

# 28 Paxton Gardens

Woking, GU21 5TS

- Superb 1/4 acre plot with 140' deep frontage and 80' x 60' rear garden
- Attached garage with electric door and a driveway for several vehicles
- Around 15 minutes' walk from West Byfleet mainline station to Waterloo
- Gas central heating and double glazing
- Great extension potential (S.T.P.P)
- Three reception rooms
- Quiet and sought after location
- Secure electronic covered side access

Offered for sale for the first time in nearly fifty years, a much loved highly desirable four bedroom, three reception room detached family home occupying a mature ¼ acre plot in a peaceful and much sought after cul-de-sac location only fifteen minutes walk from West Byfleet village and mainline station to Waterloo and offering great potential for further extension (S.T.P.P). The property features a superb 140' deep frontage with a woodland garden and parking for several vehicles, an attached garage and electronic gated covered access to the delightful 80' x 60' rear garden. The living space includes a 20'8 through living room, two further adjoining reception rooms, a kitchen breakfast room, hall cloakroom and a useful utility room whilst upstairs the four bedrooms are served by a modern family bathroom. Paxton Gardens is ideally situated within easy walking distance of popular schools for all ages, golf courses and the delightful Basingstoke Canal as well as West Byfleet station and the village restaurants health centre and shops including Waitrose.

HIGHLY RECOMMENDED FOR INTERNAL INSPECTION



The accommodation comprises (please see attached floor plan):

**ENTRANCE CANOPY:** Light, composite front door with double glazed windows to:

**ENTRANCE HALL:** Storage cupboard, radiator

**CLOAKROOM:** Modern white suite comprising w.c., hand basin in vanity unit, double glazed window, radiator

**THROUGH LIVING ROOM:** Feature stone fireplace with electric fire, radiator, double glazed window, double glazed patio doors to rear garden, double doors to:

**FAMILY ROOM:** Square bay with double glazed windows, radiator, opening to:

**DINING ROOM:** Radiator, double glazed patio doors to garden, door to:

**KITCHEN BREAKFAST ROOM:** One and a half bowl sink in a range of wall and base units with integrated fridge, space for range cooker, plumbing for dishwasher and washing machine, space for tumble drier, cupboard with boiler and radiator, double glazed window, door to covered side way





**TURNING STAIRCASE TO FIRST FLOOR LANDING:** Airing cupboard, double glazed window, hatch to loft with ladder and light

**BEDROOM ONE:** Fitted wardrobes, double glazed window, radiator

**BEDROOM TWO:** Double glazed window, radiator

**BEDROOM THREE:** Double glazed window, radiator

**BEDROOM FOUR:** Fitted wardrobe, double glazed window, radiator

**FAMILY BATHROOM:** Modern white suite comprising bath with shower unit and shower screen, w.c., hand basin, tiling, ladder radiator, double glazed window

**OUTSIDE:**

**FRONT GARDEN:** Extending to around 140' and stocked with a variety of mature trees, Rhododendrons and laurels creating a great environment for the growing family. Gravel driveway providing parking for several vehicles.

**ELECTRIC GATED COVERED SIDE ACCESS:** Electric doors to the front and rear, storage cupboard, light and power

**REAR GARDEN:** A mature rear garden approximately 80' x 60'. Patio, tap, second patio with a summer house with power, an abundance of mature trees, shrubs and plants, greenhouse, terrace, shed, remainder laid to lawn

**GARAGE:** A good size single garage with electric roller door, light and power, personal door to covered sideway

**UTILITY ROOM:** Space for a number of appliances, light and power, double glazed window, double glazed door to covered sideway





## Floor Plans

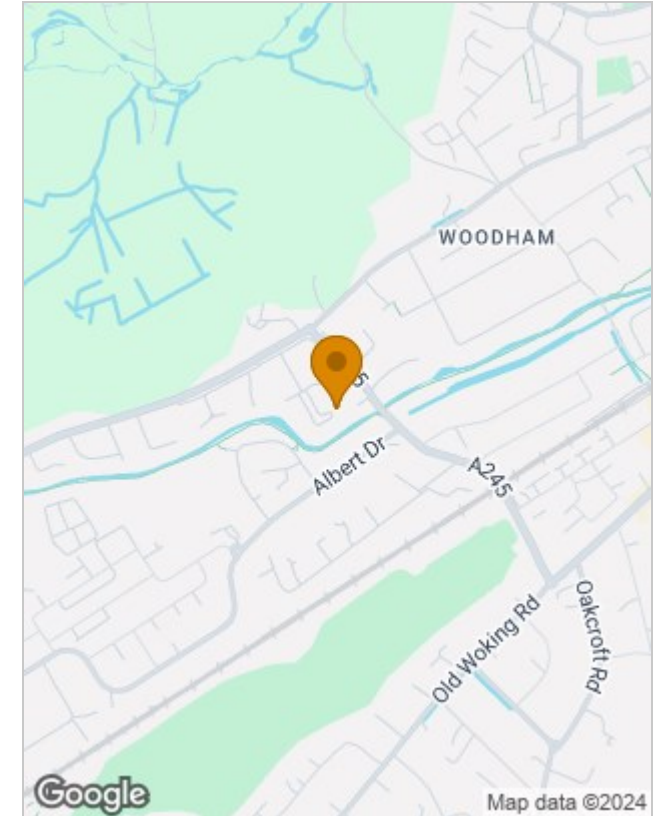


## Viewing

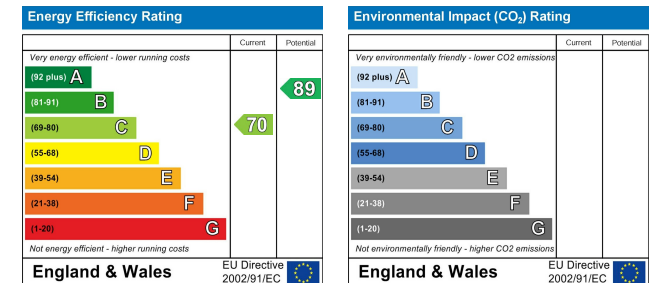
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



Tel: 01932 354 111

email: [enquiries@richardstate.com](mailto:enquiries@richardstate.com) [www.richardstate.com](http://www.richardstate.com)  
28 The Broadway New Haw Addlestone Surrey KT15 3EZ

