

## Paxton Gardens, Woodham, GU21 5TS £875,000

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  $\frac{1}{4}$  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**







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

