



Richard State

Independent Estate Agents Limited



Tilestead Friars Rise, Woking, GU22 7JL

Guide price £900,000





Tilestead Friars Rise

Woking, GU22 7JL

- A short walk to Woking station
- Potential for extension, improvement and conversion of the integral double garage (S.T.P.P)
- Tranquil and sought after private cul-de-sac location
- 70' Wide frontage (approx.)
- Mature and secluded 80' wide (approx.) rear garden
- Ground floor shower room and upstairs bathroom
- Impressive vaulted living room
- Offered for sale for the first time since construction
- No onward chain

A highly individual four bedroom, two bath/shower room detached house offering great potential for extension and improvement (S.T.P.P) and enjoying a tranquil and highly regarded private cul-de-sac location on the favoured south side of Woking, around only ten minutes' walk from Woking mainline station to Waterloo. The property occupies a generous secluded plot with a 70' approx. wide frontage leading via an 11'6" side garden to the mature rear garden which widens to at least 80'. The living space includes an impressive vaulted living room, open plan dining room, fitted kitchen, utility room and ground floor shower room with the integral double garage with remote control door offering scope for conversion in to further accommodation (S.T.P.P). The four first floor bedrooms are served by a family bathroom. Friars Road is ideally situated within easy walking distance of thriving Woking town centre with its theatre, cinema complex and wide range of shops and restaurants with the station providing access to Waterloo in around 25 minutes. The sought after area around Friars Road also offers a number of favoured schools and golf courses.

NO ONWARD CHAIN



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The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Double glazed front door to:

ENTRANCE HALL: Coats cupboard, radiator

SHOWER ROOM: Coloured suite comprising shower enclosure, w.c., hand basin, tiled walls, storage cupboard, double glazed window, radiator

LIVING ROOM: An impressive vaulted beamed ceiling, stone fireplace, two double glazed windows, two radiators, open plan to:

DINING ROOM: Radiator, double glazed window, double glazed door to garden

KITCHEN: One and a half bowl sink in a range of wood effect wall and base units with integrated double oven, dishwasher, extractor hood, plumbing for washing machine, space for tumble drier, cupboard housing boiler,



wall tiles, double glazed window, door to:

UTILITY ROOM: Double glazed door to front garden, storage cupboard, double glazed window

STAIRS TO GALLERIED FIRST FLOOR LANDING: Airing cupboard, double glazed window, radiator, hatch to loft

BEDROOM ONE: Fitted wardrobes and matching furniture, double glazed window, radiator

BEDROOM TWO: Fitted wardrobes and matching furniture, double glazed window, radiator

BEDROOM THREE: Built in wardrobe, double glazed window, radiator

BEDROOM FOUR: Double glazed window, radiator

FAMILY BATHROOM: Coloured suite comprising bath with shower attachment, w.c., hand basin, tiled walls, towel radiator, wall cabinet, double glazed window, radiator

OUTSIDE:

FRONT GARDEN: A frontage approximately 70' wide with mature trees, shrubs and hedging, gravel driveway, gated side access to:

REAR GARDEN: A mature and very secluded garden approximately 80' wide, side garden widening from 11'6, greenhouse, patio, tap, an abundance of mature trees, hedging and shrubs, remainder laid to lawn

DOUBLE GARAGE: An integral garage with electric up and over door, light and power, sink, personal door to rear garden





Floor Plans



Viewing

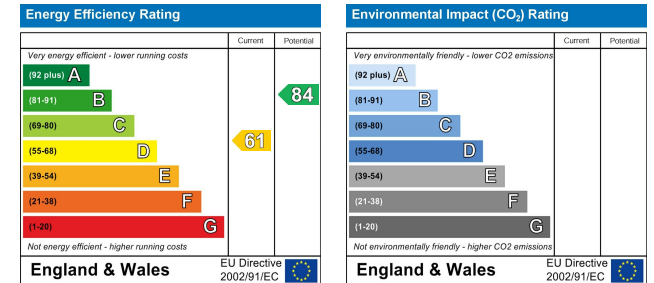
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

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



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