



6 Boxwood Grove, West End, GU24 9BP

INCORPORATING  
**Waterford's**  
Residential Sales & Lettings

£649,950



## 6 Boxwood Grove, West End, GU24 9BP

An immaculately presented detached family home in Oaks Meadow that enjoys a tranquil position close to woodland and open fields. The property is offered to the market in excellent condition having only been built in 2019. Offering three spacious double bedrooms, the master and bedroom two have a range of built in wardrobes. An en-suite shower room to the master bedroom, then the modern family bathroom fitted with a three piece suite comprising a wash hand basin, w/c and bath with wall mounted shower. To the landing is access to the loft space which is fully boarded with a timber loft ladder giving great additional storage space and has potential to consider converting into another Bedroom and Bathroom.

Downstairs there is a front aspect kitchen/diner that has been fitted with a range of base and eye level shaker style units that are perfectly complimented by composite stone worktops. Integrated appliances include a double oven, hob, integrated washer/dryer and dishwasher. There is also ample room for dining with the front aspect bay window. To the rear of the property is a spacious living family room with a useful storage cupboard and double doors that lead to the rear garden.

Completing the accommodation is a modern contemporary fitted downstairs cloakroom.

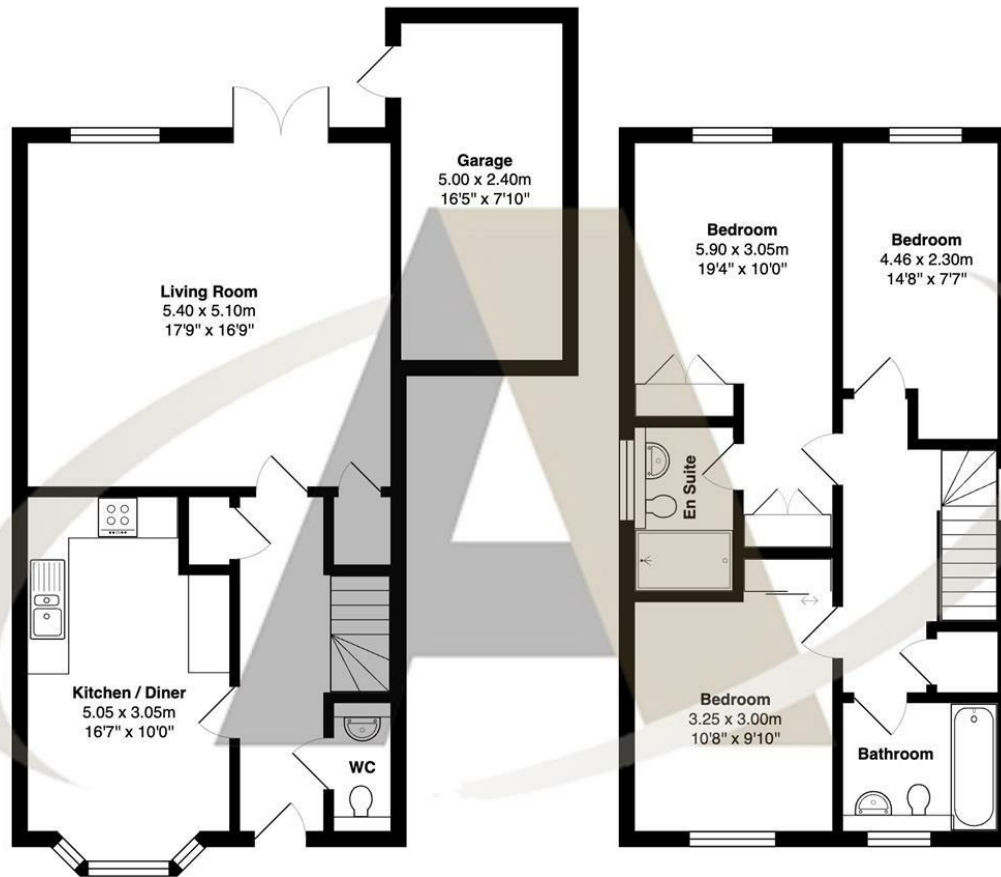
The rear garden offers the patio area across the rear of the property for bistro dining, an outside tap and access from the side door into the garage with additional eaves storage space, light and power, the remaining garden is laid to lawn with mature shrubs and stone retaining wall.

West End village has local shops, pubs along with many other amenities and leisure facilities, also it's conveniently located with access to Junction 3 of the M3 which in turn gives access to the M25 motorway for access to both Heathrow and Gatwick international airports.

Education is also well catered for with two popular highly regarded schools, Gordon Boys and Holy Trinity close by.



## Floor Plan



Boxwood Grove, West End, GU24 9BP

Total Area: 123.6 m<sup>2</sup> ... 1330 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Aspen Estate Agents incorporating Waterfords

32 High Street

Chobham

Surrey

GU24 8AA

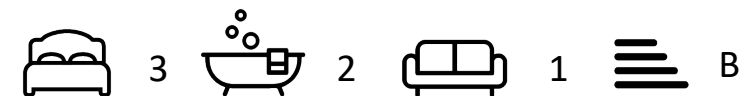
01276 858 589

chobham@waterfords.co.uk



## Features

- DETACHED IMMACULATE PROPERTY IN WEST END
- KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE TO MASTER
- GARAGE WITH ADDITIONAL EAVES STORAGE
- EASY ACCESS TO HOLY TRINITY & GORDON BOYS SCHOOL
- THREE DOUBLE BEDROOMS
- NEWLY BUILT in 2019
- DOWNSTAIRS CLOAKROOM
- PRIVATE DRIVEWAY PARKING FOR 2 CARS
- NO ONWARD CHAIN



Tenure - Freehold Council Tax Band - E



