



## TANGLEWAYS SHEETS HEATH LANE

WOKING, GU24 0EL

£1,750,000  
FREEHOLD

Welcome to Tangleways, an exquisite 1920s residence that's been beautifully transformed for modern living. Set behind private electric gates and surrounded by 1.25 acres of landscaped grounds, this remarkable home combines luxury, space, and tranquillity, all just a short stroll from Brookwood Station with direct trains to London Waterloo.

Step inside and you'll discover bright, open plan interiors, elegant finishes, and an undeniable sense of style. The heart of the home is a stunning kitchen/dining/living space, perfect for entertaining or relaxed family life, with full width bi-fold doors opening onto the manicured gardens.

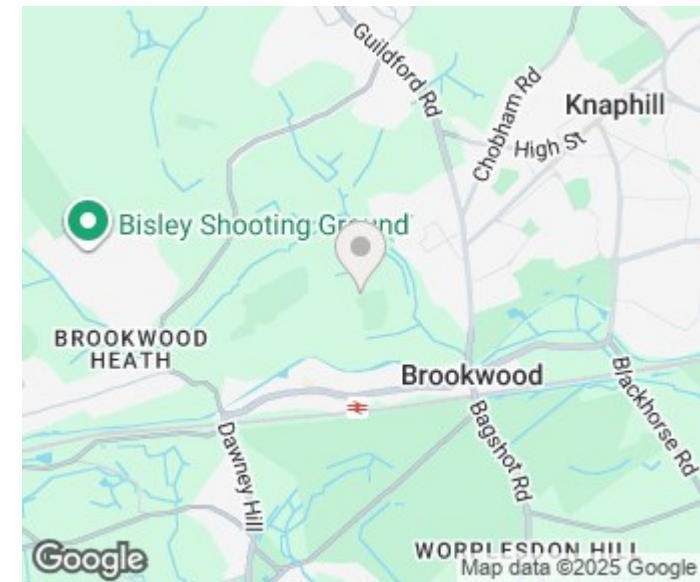
With five spacious double bedrooms and four luxurious bathrooms, this home offers flexibility for families, guests, or home working. Multiple reception rooms, a well equipped utility, and a double garage add practicality to the sophistication.

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GROSS INTERNAL AREA: 2592 sq ft, 241 m<sup>2</sup>  
 GARAGE 430 sq ft, 40 m<sup>2</sup>, LOW CEILING 192 sq ft, 18 m<sup>2</sup>  
**OVERALL TOTALS: 3214 sq ft, 299 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
 FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>77</b>                  | <b>80</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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