



HOOK HEATH

£775,000

Presented to the market for the first time in over 50 years, this detached family home, set within a private road, presents an exceptional opportunity nestled within the highly coveted Hook Heath neighbourhood.

Fernhill Lane, Hook Heath, Woking, GU22

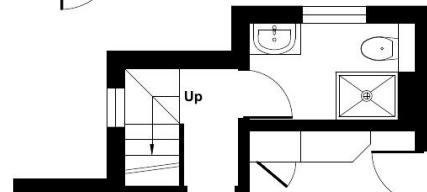
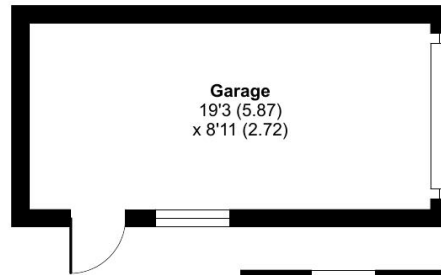
Approximate Area = 1215 sq ft / 112.8 sq m

Garage = 174 sq ft / 16.1 sq m

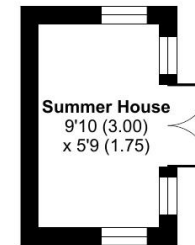
Outbuilding = 57 sq ft / 5.2 sq m

Total = 1446 sq ft / 134.1 sq m

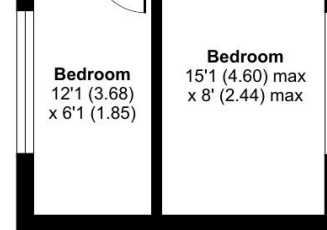
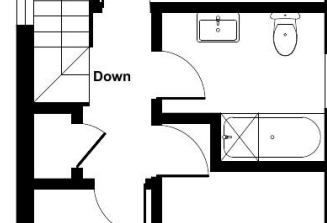
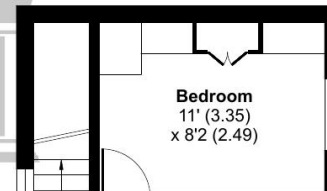
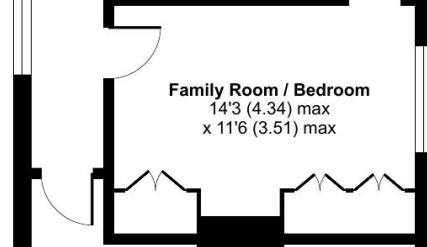
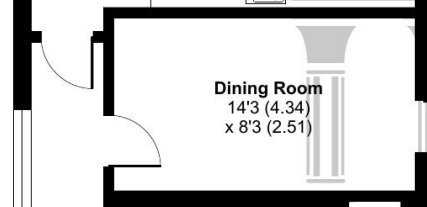
For identification only - Not to scale



Kitchen / Diner
18'6 (5.64) max
x 8'9 (2.67) max



OUTBUILDING



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Foundations Independent Estate Agents. REF: 1117359

Fernhill Lane, Woking, Surrey, GU22

- **Detached 3/4 Bedroom Residence**
- **Kitchen/Diner**
- **2/3 Reception Rooms**
- **Character Features**
- **Detached Garage & Driveway**
- **Sought After Location**
- **Set Within A Private Road**
- **NO ONWARD CHAIN**

Presented to the market for the first time in over 50 years, this detached family home, set within a private road, presents an exceptional opportunity nestled within the highly coveted Hook Heath neighbourhood. Situated in a serene cul-de-sac, the property offers a haven of tranquillity, embodying the allure of suburban living.

This property offers a versatile layout tailored to suit diverse lifestyle needs. Step inside to discover a spacious kitchen/diner, complete with a charming stable door that leads out to the rear garden, creating a seamless indoor-outdoor flow. Adjacent, the dining room provides a welcoming space for formal gatherings, while the living room boasts a brick feature fireplace and beamed ceiling, adding warmth and charm to the space. Additionally, a family room or optional bedroom offers a cosy retreat for relaxation.

Upstairs, the accommodation features three well-appointed bedrooms, providing ample space for family members or guests. Two bathrooms ensure convenience and functionality, catering to the needs of modern living. With its flexible layout and thoughtful design, this property offers endless possibilities.

Outside, the property exudes practicality and charm, with a driveway at the front providing off-street parking leading to a detached garage. To the rear lies a low-maintenance, secluded garden, offering a private retreat for relaxation and outdoor enjoyment. Ideally positioned within easy reach of Woking Town Centre and its mainline station, this residence strikes the perfect balance between suburban tranquillity and urban connectivity. Presented to the market with the added benefit of NO ONWARD CHAIN, this property represents a rare and enticing opportunity for discerning buyers seeking a seamless transition into the esteemed Hook Heath community.

Conveniently situated within easy reach of Woking town centre, this property offers an array of amenities including extensive shopping, dining, and leisure options, along with cultural attractions such as The Victoria Theatre & Cinema and the Lightbox Gallery. Commuters will appreciate the proximity to Woking's mainline station, providing swift rail connections to London Waterloo in approximately 23 minutes, while easy access to the motorway network (J10, M25/A3) facilitates straightforward travel to central London and major airports. Outdoor enthusiasts will delight in the nearby Basingstoke Canal, River Wey, and Chobham Common, offering opportunities for walking, cycling, and fishing. Families will benefit from a selection of reputable state and private schools, including Hoebridge, St Andrews, and Greenfield, while golf enthusiasts can enjoy a choice of prestigious clubs such as Woking Golf Club and Foxhills, the latter of which includes a spa and hotel. With its prime location and abundance of amenities, this property presents an ideal opportunity for a diverse range of lifestyles. Council Tax Band E - EPC Rating D - Tenure: Freehold



