



**WOKING**

**£825,000**

**We are delighted to present this charming detached period chalet bungalow, brimming with character and distinctive features, such as high ceilings, bay windows, and original fireplaces. NO ONWARD CHAIN.**

# The Willans, Wych Hill Lane, Woking, GU22

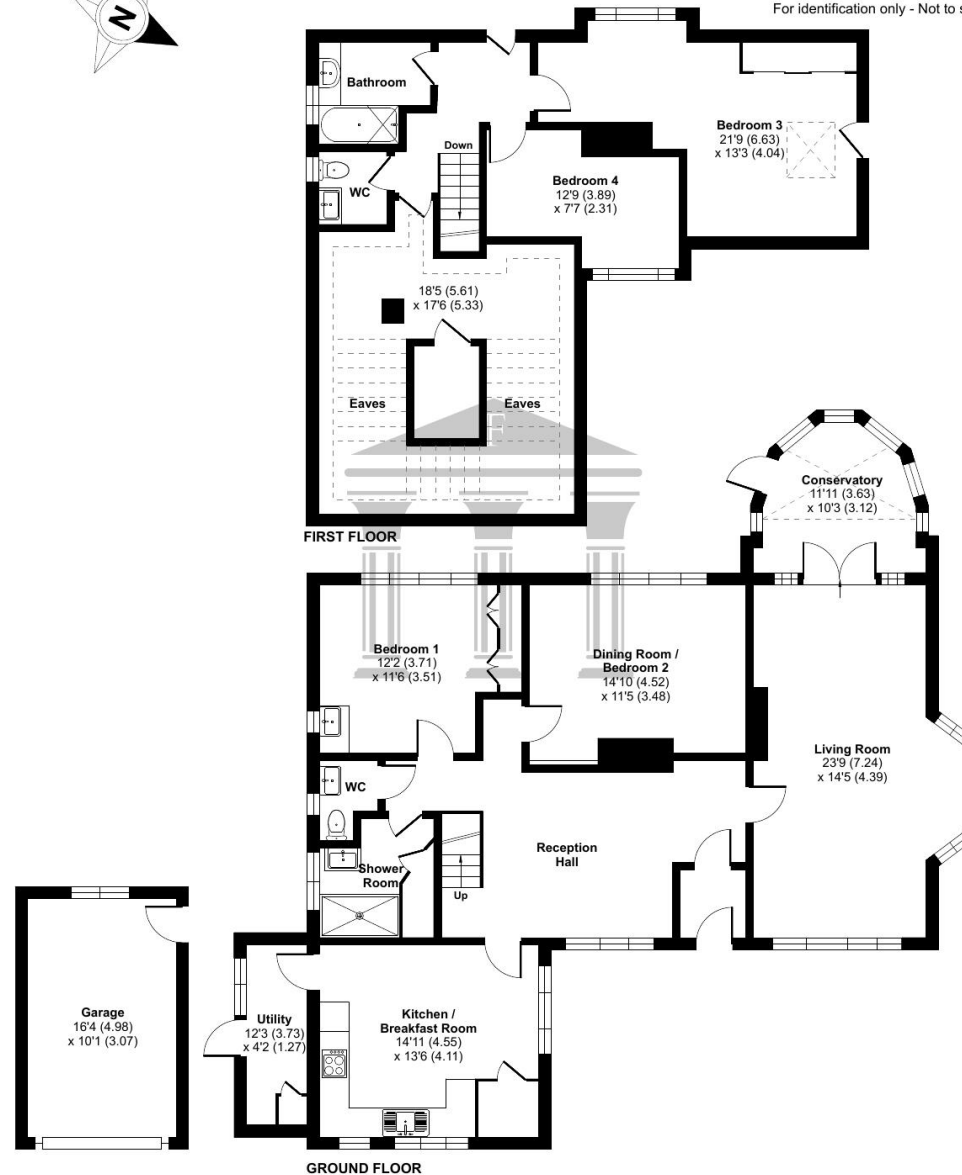
Approximate Area = 1900 sq ft / 176.5 sq m

Limited Use Area(s) = 346 sq ft / 32.1 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 2412 sq ft / 224 sq m

For identification only - Not to scale



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: 1191489

## Wych Hill Lane, Woking, Surrey, GU22

- **Detached Period Chalet Bungalow**
- **Kitchen/Breakfast Room**
- **Triple Aspect Living Room**
- **Conservatory With Garden Views**
- **Dining Room/Bedroom**
- **Three Further Bedrooms**
- **Two Bathrooms**
- **Garage & Driveway Parking**
- **NO ONWARD CHAIN**

We are delighted to present this charming detached period chalet bungalow, brimming with character and distinctive features, such as high ceilings, bay windows, and original fireplaces. While the property requires modernisation, it offers immense potential to be transformed into a stunning family home, combining traditional elegance with modern comforts.

The ground floor provides a welcoming reception hall, a spacious kitchen/breakfast room with an adjoining utility room, a light-filled triple-aspect living room, and a bright conservatory with views over the beautifully maintained garden. Additionally, the versatile dining room, which can also serve as a second bedroom, features a lovely fireplace, and there is a further ground-floor bedroom with delightful garden views. A cloakroom and a convenient shower room complete this level. The first floor accommodates two well-proportioned bedrooms, a family bathroom, and a separate WC, providing ample living space for a growing family. Set within a mature and secluded plot, with a sweeping driveway to the front leading to a detached garage and off-street parking. The expansive garden and period charm make this property an excellent opportunity for buyers looking to update and personalise their dream home. Offered with No Onward Chain, this residence is a rare find in a peaceful and desirable setting.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities at Woking Leisure Centre and Pool in the Park, as well as at David Lloyd Health & Fitness Club. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.

Council Tax Band G - EPC Rating C - Tenure: Freehold



