



**MAYFORD**

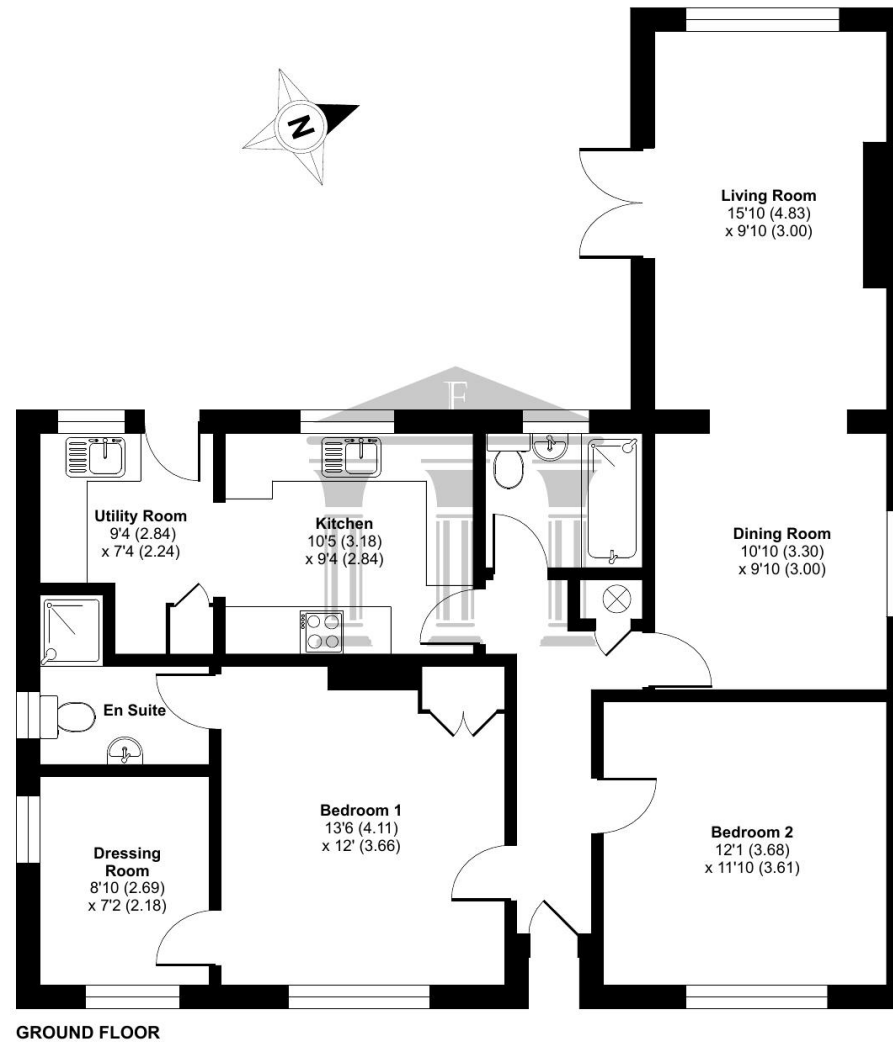
**£575,000**

**Nestled in the desirable village of Mayford, this detached two-bedroom bungalow enjoys a prime location with convenient access to both Guildford and Woking. NO ONWARD CHAIN.**

# Springmead, Egley Road, Mayford, Woking, GU22

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale





## Egley Road, Woking, Surrey, GU22

- **Two Bedroom Detached Bungalow**
- **Spacious Living/Dining Room**
- **En-Suite To Principal Bedroom**
- **Driveway Providing Ample Parking**
- **Enormous Scope For Redevelopment**
- **NO ONWARD CHAIN**

Nestled in the desirable village of Mayford, this detached two-bedroom bungalow enjoys a prime location with convenient access to both Guildford and Woking. Offering exceptional potential for expansion and redevelopment, subject to the necessary consents, this property presents an exciting opportunity for those looking to create a bespoke home in a sought-after setting.

The existing accommodation is well-proportioned, featuring a spacious living/dining room, kitchen and a utility room. The property comprises two bedrooms, including a principal suite that benefits from an en-suite bathroom and a dedicated dressing room, providing a private and comfortable retreat. Externally, the bungalow is complemented by a driveway offering ample off-street parking for numerous vehicles. Set within a pleasant plot, the outdoor space enhances the property's appeal, with scope for further development. Adding to its desirability, the home is available with NO ONWARD CHAIN, ensuring a smooth and efficient purchase process for prospective buyers.

Situated on the outskirts of Woking and Guildford, the sought-after village of Mayford offers a peaceful setting with excellent connectivity for commuters. The A3 is easily accessible, and Woking Town Centre, less than two miles away, provides mainline rail services to London Waterloo in approximately 23 minutes. For alternative transport options, Worplesdon Station offers a less frequent service nearby. Surrounded by scenic countryside, Mayford is ideal for outdoor enthusiasts, with access to country parks, commons, heathland, and picturesque walks along the Basingstoke Canal and Wey Navigation. Nearby Woking Town Centre features an extensive shopping complex, including The Peacocks and Wolsey Place, a variety of restaurants, two theatres, and six cinemas. The area is well-served by schools, including the newly established Hoe Valley Secondary School and Woking Sports Box, along with the independent Greenfield School and the highly regarded University of Surrey in nearby Guildford.

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

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.





