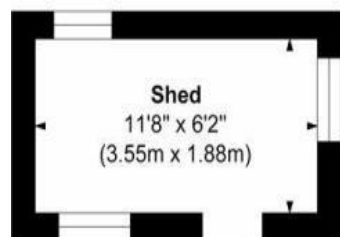




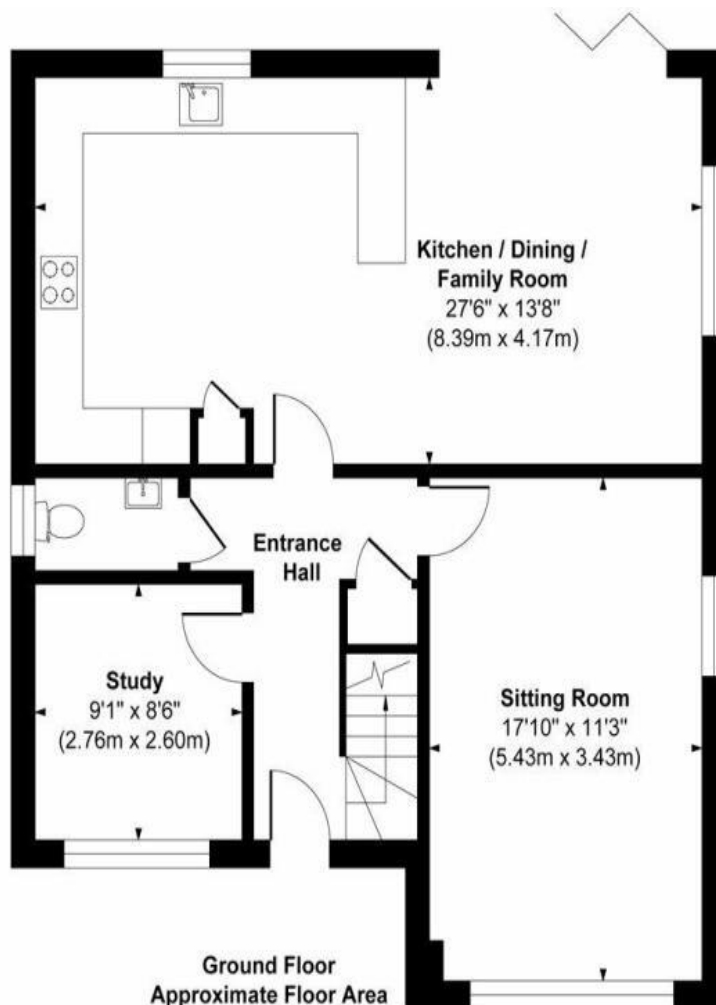
WEST END

£775,000

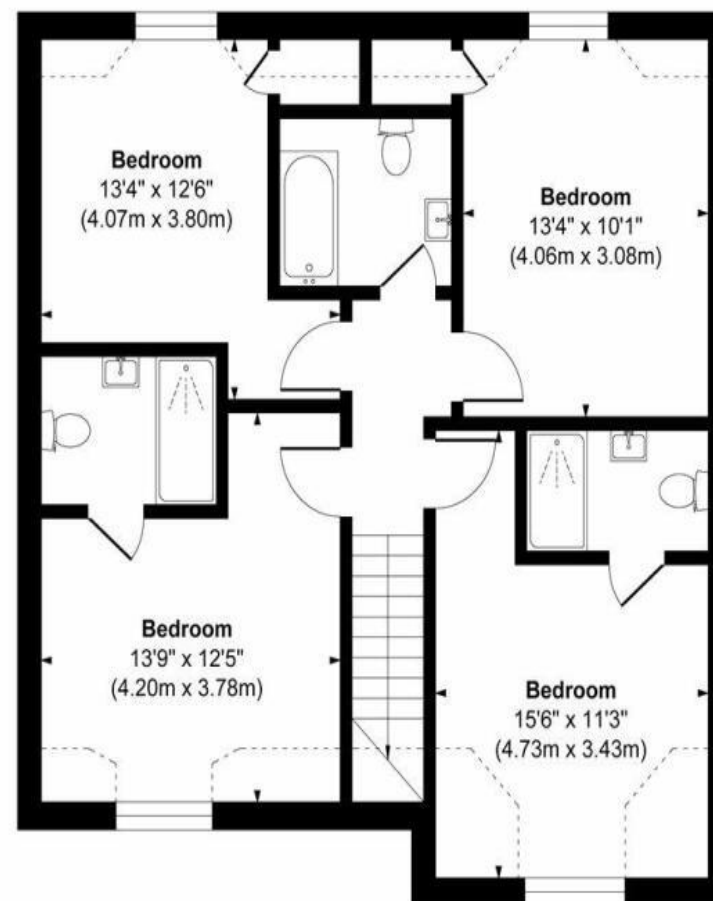
Nestled in the heart of the desirable village of West End, this exceptional four-bedroom detached residence is ideally located within easy walking distance of the acclaimed Gordon's School and Holy Trinity Primary School.



Outbuilding
Approximate Floor Area
71 sq. ft
(6.67 sq. m)



Ground Floor
Approximate Floor Area
799 sq. ft
(74.26 sq. m)



First Floor
Approximate Floor Area
773 sq. ft
(71.86 sq. m)

Approximate. Gross Internal Floor Area 1643 sq. ft / 152.79 sq. m(Including Outbuilding)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Benner Lane, West End, Woking, Surrey, GU24

- **Exceptional Four Double Bedroom Detached Residence**
- **Walking Distance to Gordon's School and Holy Trinity Primary School**
- **Open Plan Kitchen/Dining/Family Room**
- **Two Versatile Reception Rooms**
- **Downstairs Cloakroom**
- **Two Bathrooms**
- **Spacious Driveway**
- **NO ONWARD CHAIN**

Nestled in the heart of the desirable village of West End, this exceptional four-bedroom detached residence is ideally located within easy walking distance of the acclaimed Gordon's School and Holy Trinity Primary School. This beautifully presented property combines modern architectural styling with thoughtfully designed interiors, creating a spacious and versatile home suited to contemporary family living. With its generous layout and tranquil setting, it offers an excellent balance of comfort, quality, and convenience.

The focal point of the property is an expansive open plan kitchen, dining and family room that spans the width of the house. This beautifully appointed space features granite worktops, sleek grey gloss units, a central breakfast bar, and a full range of integrated appliances. Large bi-folding doors flood the room with natural light and open onto a Westerly-facing garden, ideal for indoor-outdoor living. Two additional reception rooms offer flexibility for a variety of uses such as a formal lounge, study, or playroom, and a ground floor cloakroom completes the layout.

Upstairs, the property continues to impress with four generously sized double bedrooms, two of which benefit from modern en-suite shower rooms. A stylish family bathroom serves the remaining bedrooms, all finished to a high standard throughout. Outside, the home features a substantial block-paved driveway with space for multiple vehicles, framed by rustic-style post and rail fencing. The private rear garden is laid mainly to lawn with a patio area, perfect for alfresco dining or entertaining. Offered to the market with no onward chain, this beautifully maintained home presents a rare opportunity in one of Surrey's most sought-after locations.

Conveniently located within easy reach of local schools and amenities, this property offers excellent connectivity, with convenient access to the M3 motorway (approximately 2 miles away) and Brookwood Mainline Station, providing a direct service to London Waterloo in around 30 minutes. The location ensures easy access to both Woking and Guildford, while the village itself features a primary school, with reputable secondary schools such as Gordon's in West End and Winston Churchill in St. Johns nearby. Everyday essentials are well catered for with a local Sainsbury's and a renowned continental butcher in the village, while a larger Sainsbury's superstore can be found in nearby Knaphill. Nature enthusiasts will appreciate the surrounding countryside, including Brentmoor Heath and Stafford Lake, offering acres of scenic common land for outdoor recreation.

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



