



WOKING

£630,000

Nestled in a tranquil cul-de-sac just a short stroll from local amenities and the expansive green spaces of Woking Park, this detached three-bedroom bungalow offers an exceptional opportunity for those seeking a well-appointed home in a sought-after location.

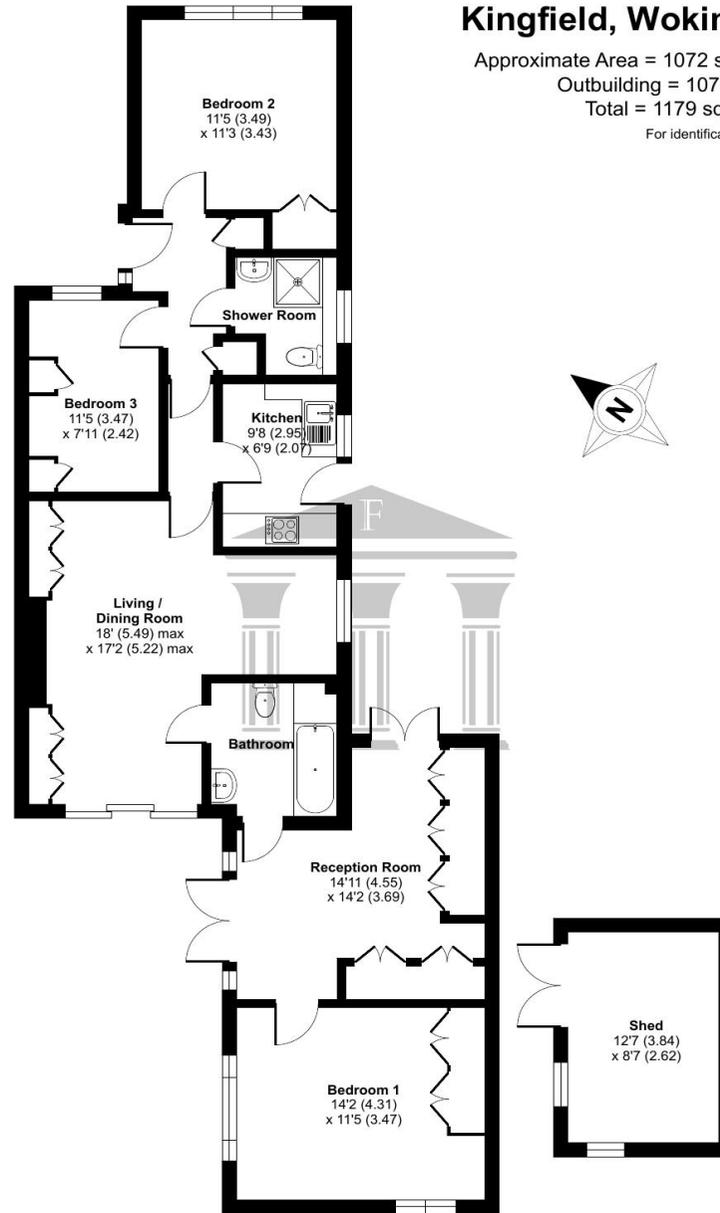
Denver Cottage, Kingfield Gardens, Kingfield, Woking, GU22

Approximate Area = 1072 sq ft / 99.5 sq m

Outbuilding = 107 sq ft / 9.9 sq m

Total = 1179 sq ft / 109.4 sq m

For identification only - Not to scale



BUNGALOW

Kingfield Gardens, Kingfield, Woking, Surrey, GU22

- **Detached Three Bedroom Bungalow Offered With NO ONWARD CHAIN**
- **Cul-de-sac Location Within Walking Distance of Woking Park**
- **Spacious Ground Floor Extension Forming A Self-Contained Suite**
- **Two Additional Double Bedrooms**
- **Living/Dining Room**
- **Rear Garden With Powered Awning**
- **Powered Outbuilding**
- **Driveway Parking & Covered Carport**

Nestled in a tranquil cul-de-sac just a short stroll from local amenities and the expansive green spaces of Woking Park, this detached three-bedroom bungalow offers an exceptional opportunity for those seeking a well-appointed home in a sought-after location. The property is presented to the market with NO ONWARD CHAIN, providing a smooth and immediate path to ownership.

A thoughtfully designed ground floor extension enhances the living space, creating a generous self-contained area ideal for multi-generational living or guest accommodation. This versatile space includes a bright reception room with direct access to the garden, a comfortable double bedroom, and a contemporary bathroom, all finished to a high standard. The main bungalow offers two further double bedrooms, both featuring fitted wardrobes for ample storage. A well-equipped wet room, a functional kitchen with convenient side access, and a beautifully proportioned main living/dining room complete the internal layout. The living/dining room is particularly striking, with bespoke Hyperion Burr Oak and walnut fitted furniture creating a refined and welcoming atmosphere. Air conditioning has been installed in most rooms, ensuring year-round comfort.

Externally, the property continues to impress with a private and secluded rear garden, ideal for relaxation or entertaining, enhanced by a patio area with powered awning. The rear garden also includes a versatile, fully powered outbuilding, ideally suited for use as a workshop or studio. To the front of the property, a spacious driveway with off-street parking for two/three vehicles, leading to a practical carport, offering both convenience and security.

Ideally positioned for those commuting into London, this property benefits from excellent transport links, with Woking Station offering a fast and frequent service to London Waterloo in under 30 minutes. For motorists, both the M25 and M3 are reachable within 15 minutes, providing smooth access across the South of England and beyond. Located just 25 miles south of central London, Woking also enjoys proximity to major airports—approximately 30 miles from Gatwick and under 20 miles from Heathrow. The area is well-regarded for its educational provision, with a strong selection of both primary and secondary schools. Residents can also enjoy the natural beauty of the surrounding countryside, with nearby country parks, heathlands, and picturesque walking routes along the Basingstoke Canal and the Wey Navigation. This location offers a harmonious balance of urban connectivity and tranquil outdoor living.

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



