



West End

£599,950 Freehold

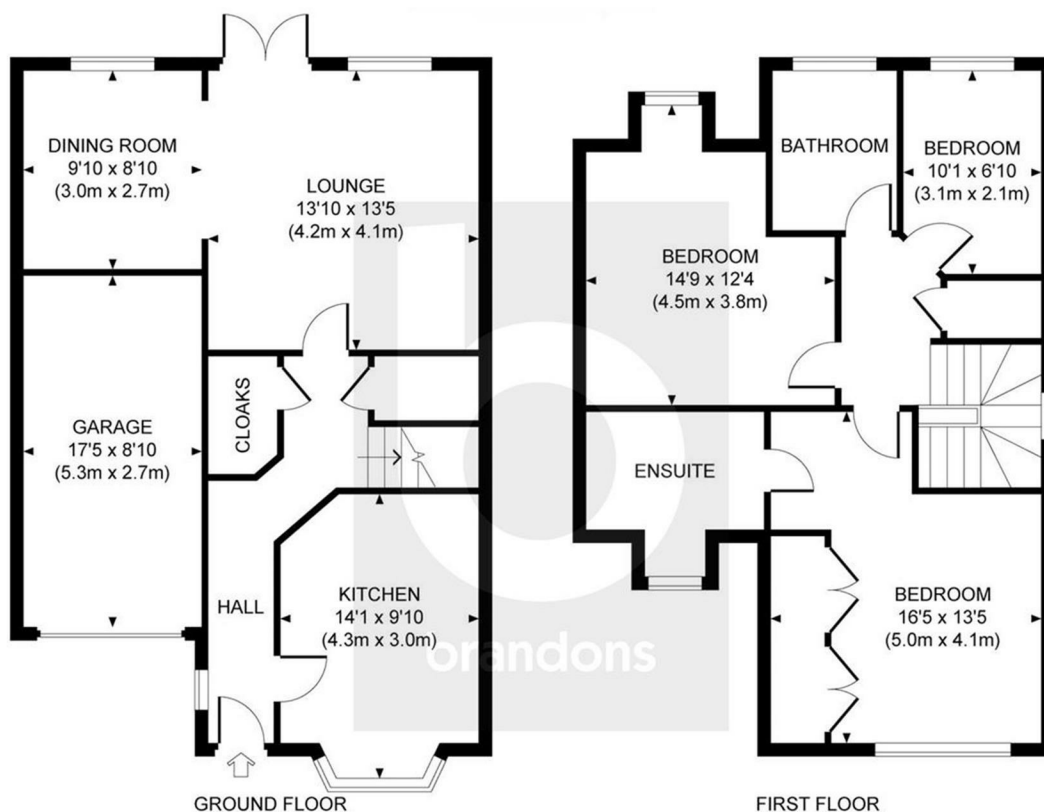
A three-bedroom detached family home tucked away in a quiet cul de sac location within 750m approximately from the highly regarded Gordons School. Well presented and deceptively spacious offering accommodation that exceeds 1300sqft and comprises; three bedrooms with the master benefitting from built in wardrobes and a sizeable en-suite bathroom. The remaining rooms share the use of the family bathroom fitted with a three-piece suite including a wash hand basin, W.C and bath. Downstairs there is a front aspect kitchen/breakfast room fitted with a comprehensive range of base and eye level units providing ample storage and integrated appliances. The rear aspect spacious lounge has a wonderful Victorian archway fireplace with limestone surround and a dining room adjoining and doors to the garden. The property benefits from a downstairs cloakroom. Outside there is a sunny rear garden, mainly laid to lawn with a large patio providing the ideal space to relax or barbecue. To the front of the property a driveway providing off street parking for two cars. An integrated garage is a further benefit.



West End village is conveniently located for access to Junction 3 of the M3 which in turn gives access to both Heathrow and Gatwick international airports. Education is well catered for with two excellent schools, the highly regarded Gordons School and Holy Trinity primary school. The Gosden Parade provides a good range of shops to include a news agents, butchers, hairdressers and coffee shop. Local dining is also excellent with the Inn At West End directly in the village whilst local Chobham village also offers several similar pub/restaurants. Brookwood station is approximately 2.3 miles with a regular direct service to Waterloo.

Viewing are highly recommended.
Council Tax Band F

Orchard Close, West End, Woking, GU24 9NS



Approximate Gross Internal Area
1341 sq ft / 124.6 sq m

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	86
EU Directive 2002/91/EC			

