



Benner Lane, West End

£500,000
Offers in Excess Of



Benner Lane, West End, Woking GU24 9JR

Dating back to 1904 this Edwardian semi detached cottage with upstairs bathroom and extended Kitchen/dining/study areas also has a resin bonded driveway with parking for 2 cars and a long cottage garden.

FEATURES

- Red brick pretty cottage
- Extended
- Feature fireplaces
- Holy Trinity catchment area
- Scope to extend subject to planning permission
- Bay window
- Double glazing

ACCOMODATION

- Sitting room
- Kitchen/breakfast room
- Dining room
- Study
- Two double bedrooms
- Upstairs bathroom with separate bath and shower

OUTSIDE

- Resin bonded driveway
- Side access
- Cottage garden with decked terrace

LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band D

EPC RATING

D





Benner Lane

Approximate Gross Internal Area 82.29 sq m / 885.76 sq ft
(Excluding Storage)

Storage Area 0.96 sq m / 10.33 sq ft

Total Area 83.25 sq m / 896.09 sq ft (Including Storage)



Illustration for identification purposes only,
measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.



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