



Commonfields, West End

Offers in excess of **£725,000**



Commonfields, West End, Woking

A stunning, extended 1950's property with stylish open plan interior, a detached garage and beautiful sunny garden with bespoke built garden room. The property is only approx. 0.414 miles (0.666 km) away from the popular Gordons School.

FEATURES

- Approx. 0.414 miles (0.666 km) to Gordons School
- Individual chalet style bungalow
- Open plan layout
- Semi detached
- Close to Gordons Secondary school and Holy Trinity Primary school
- Loft conversion in 2004
- Cavity wall insulation 2008
- All double glazed windows and doors replaced in 2018

ACCOMODATION

- Entrance hall
- Open plan sitting/dining/kitchen
- Kitchen re-fitted 2018 by Wren
- Family/TV room
- Three ground floor bedrooms
- First floor master bedroom en-suite and dressing area
- Two bath/shower rooms

OUTSIDE

- Parking on Driveway for 4 cars
- Double garage with further parking in front
- South east facing garden
- Bespoke cedar clad garden room built 2021

LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath - Band E

EPC RATING

C





Commonfield

Approximate Gross Internal Area 139.31 sq m / 1499.52 sq ft
(Excluding Garage & Outbuilding)

Garage Area 37.25 sq m / 400.95 sq ft

Outbuilding Area 10.36 sq m / 111.51 sq ft

Total Area 186.92 sq m / 2011.98 sq ft (Including Garage & Outbuilding)



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.



NEWTON ROWE
SALES & LETTINGS

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