



Lucas Green Road, West End

£1,200,000



Lucas Green Road, West End, Woking

This beautiful Oakwrights oak framed barn style home was built by the current owner around 10 years ago with a detached self contained studio/annexe.

FEATURES

- Oak beams
- Vaulted ceilings
- Approx. 1286 metres from Gordons School
- Log burner
- Bi-fold doors
- Gas fired underfloor central heating
- Well insulated
- Energy efficient home
- Juliet balcony
- Double glazing

ACCOMMODATION

- Dining room
- Kitchen/breakfast room
- Utility room
- Sitting room
- Four/five bedrooms
- Four stylish bathrooms
- Self contained studio/annexe

OUTSIDE

- Driveway parking
- Enclosed private rear garden with 2 patio areas
- Log cabin/summerhouse
- Garage

EPC RATING

B

LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band G





Approximate Gross Internal Area = 187.3 sq m / 2016 sq ft
 Outbuildings = 48.9 sq m / 526 sq ft
 Total = 236.2 sq m / 2542 sq ft



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.

Postcode for sat nav: **GU24 9LY**



NEWTON ROWE
 SALES & LETTINGS

The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF
 enquiries@newtonrowe.co.uk | 01276 986900