



21 Chestnut Grove, Woking, Surrey, GU22 9PL,
Guide Price £750,000 Freehold



IMMACULATELY PRESENTED AND IMPRESSIVE DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC LOCATION, WITHIN EASY REACH OF TOWN CENTRE AND RAIL STATION

Reception hall - Sitting room - Open plan kitchen/dining room - Fully fitted kitchen - 3 double bedrooms - Shower room with underfloor heating - Family bathroom - Detached annexe with utility room and cloakroom - Expansive outdoor garden storage building - Beautifully landscaped garden offering privacy and seclusion - Carriage driveway with ample off-street parking - Council Tax Band: E - Granted planning permission (Ref: PLAN-2023/0927)

Sitting in a sought-after and quiet cul-de-sac within a mile of Woking town centre, we are delighted to offer for sale this immaculately presented double-fronted detached family home. Downstairs there is a fabulous open plan kitchen/dining room featuring a fully fitted kitchen, a further reception room, double bedroom with fitted wardrobes and shower room with underfloor heating.

On the first floor are two double bedrooms and family bathroom while outside there is a detached annexe with a cloakroom and utility room. Planning permission has recently been granted (Ref: PLAN-2023/0927) that provides for an extension to the living space and the creation of a principal bedroom suite to offer four double bedrooms. Outside, the beautifully landscaped gardens extend to approximately 100ft, offering privacy and seclusion plus further outdoor storage, while at the front is a carriage driveway providing off-street parking.

WOKING

Mainline rail station with regular services to London Waterloo and Victoria (approximately 30 minutes)

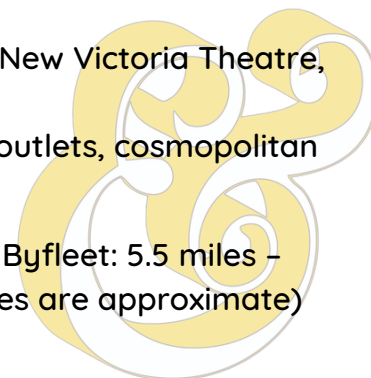
Good transport links including the A3 nearby, leading to central London, the M25 and motorway network, Heathrow and Gatwick airports, and the South Coast

Excellent choice of schools, including Goldsworth Primary School, Hoe Bridge, St Andrews School, Greenfield School, Halstead School, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School

Leisure amenities, including Woking Golf Club and Foxhills, the Basingstoke Canal, the River Wey, Chobham Common, New Victoria Theatre, Pool in the Park, Woking Leisure Centre and National Nature Reserve

Wide range of boutiques, High Street names, department stores, international cuisine restaurants, cinema, shopping outlets, cosmopolitan bars and cafes

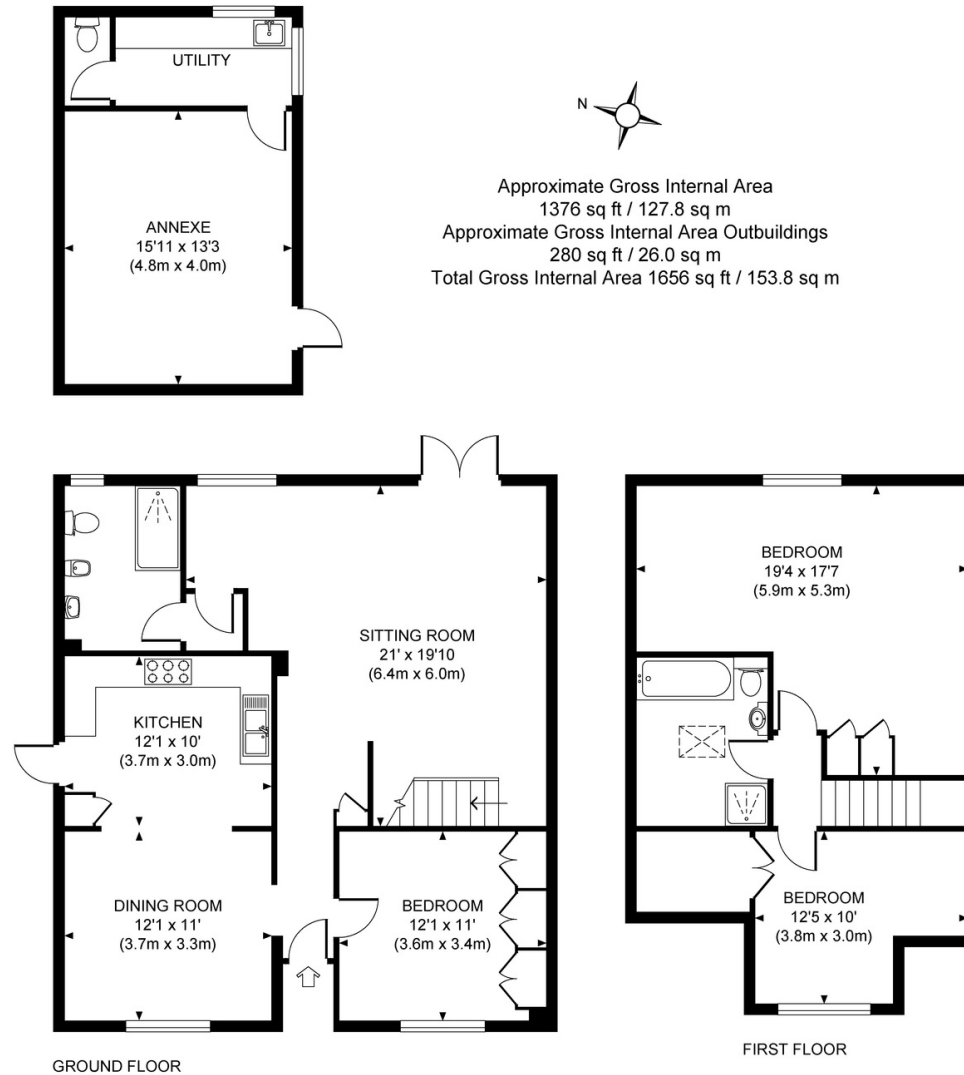
Guildford: 7 miles - Farnborough: 11.5 miles - Cobham: 8 miles - Walton on Thames: 10 miles - Weybridge: 8 miles - Byfleet: 5.5 miles - Ottershaw: 4 miles - Chertsey: 6 miles - Central London: 29 miles - Heathrow: 19 miles - Gatwick: 31 miles (all distances are approximate)











This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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