



**WOKING**

**OIRO £600,000**

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## Westfield Close, Old Woking, Woking, Surrey, GU22

- **Stylish semi-detached home in an exclusive cul-de-sac**
- **Contemporary open-plan kitchen, dining and living space**
- **High-spec kitchen with integrated appliances and breakfast bar**
- **Three bedrooms, including principal with en-suite**
- **Landscaped south-facing garden for outdoor living**
- **Driveway parking and solar panels for efficiency and convenience**

Beautifully enhanced throughout, this outstanding semi-detached home offers stylish, contemporary living in a quiet cul-de-sac setting, just moments from Woking town centre and its highly regarded mainline railway station. Every improvement has been carefully considered, resulting in a home that combines modern design, high-quality finishes and everyday practicality, with a specification that rivals many newly built homes.

The centrepiece of the property is the impressive open-plan kitchen, dining and living area, designed to bring family life and entertaining together effortlessly. The contemporary kitchen boasts quality integrated appliances, sleek cabinetry and durable anti-scratch, heat-resistant breakfast bar worktops. Underfloor heating adds warmth and comfort, while premium porcelain flooring and recessed lighting create a bright, sophisticated atmosphere that continues seamlessly into the outdoor entertaining space.

Upstairs, the accommodation comprises three generous bedrooms, including a superb principal bedroom with a stylish en-suite shower room. The remaining bedrooms are served by a beautifully finished family bathroom, with the same attention to detail and quality evident throughout the home.

The landscaped south-facing garden has been designed for low-maintenance enjoyment, providing an ideal setting for outdoor dining and relaxing. Driveway parking to the front, together with the benefit of solar panels for improved energy efficiency and lower running costs, further enhances the appeal of this exceptional home, which is ready to move straight into and enjoy.

Westfield enjoys a desirable position on the southern edge of Woking, offering a welcoming village atmosphere with the convenience of excellent transport links and amenities close at hand. Surrounded by attractive green spaces, including Westfield Common, the area provides an appealing blend of countryside charm and everyday practicality. Ideally situated between Woking and Guildford, both approximately four miles away, residents benefit from an extensive selection of shops, bars, restaurants, and leisure facilities, while Woking's mainline station offers fast and frequent services to London Waterloo in approximately 25–30 minutes, making it an excellent choice for commuters. The area is particularly well regarded for its excellent schools and outstanding recreational opportunities. Woking town centre boasts a wealth of amenities, including the New Victoria Theatre, multi-screen cinema, The Lightbox Gallery, Woking Leisure Centre, and Pool in the Park. For those who enjoy the outdoors, the surrounding Surrey countryside offers scenic walks along the Basingstoke Canal and River Wey, the open heathland of Chobham Common, and several prestigious golf clubs. Combining vibrant town living, excellent connectivity, and access to beautiful natural surroundings, Westfield offers an exceptional lifestyle in one of Surrey's most sought-after locations. - Council Tax Band E - EPC Rating C - Tenure: Freehold Road Association Fee: £250 PA

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



