



Gosden Road | West End | Woking | GU24 9LH

Price Guide £625,000 Freehold



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This extended and well appointed 3 bedroom home is located conveniently for Gordons School and enjoys a 21ft kitchen/breakfast room and a secluded southerly facing garden.

- Well presented home
- 3 bedrooms
- 21ft kitchen/breakfast room
- Living room
- Family room
- 15ft utility room
- Garage
- Secluded garden

Accommodation

This well presented home has been extended, with further upgrades by the current owners. The reception Hall gives access to the front aspect living room with the a feature fireplace, an archway leads to a family room, and a door gives access into the extended and re-fitted kitchen with excellent range of shaker styles cabinets complimented by contrasting quartz worksurfaces and a peninsula breakfast bar. The kitchen is open plan to the breakfast room, and sliding patio doors leads to the garden. The accommodation is further complimented by a large utility room with an excellent range of shaker style cabinets, and a door to the garden, the utility room gives access to a downstairs shower room. Upstairs, the master bedroom overlooks the rear garden and has a range built-in wardrobes, further complimented by two bedrooms, all rooms being served by a modern white bathroom suite.



Close to local schools



Outside

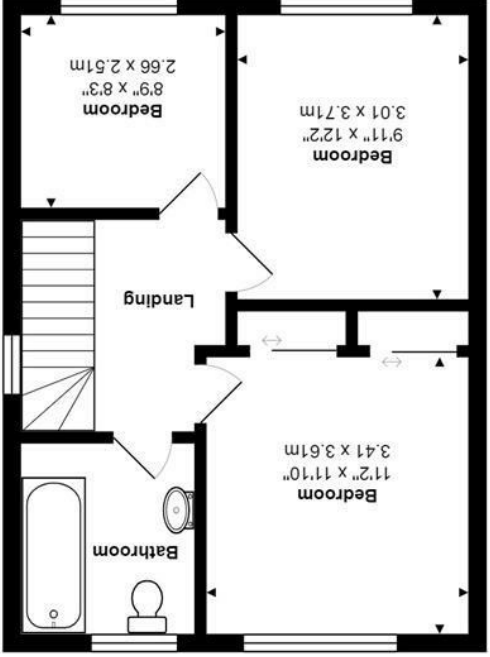
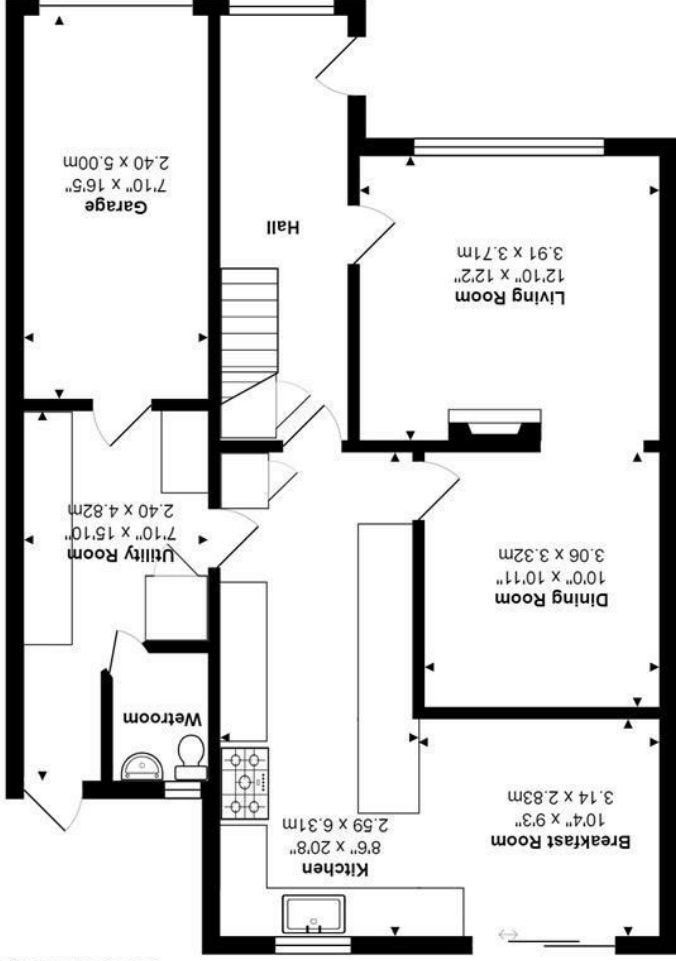
Approached with the driveway leading to the single garage, a gate gives access to the rear garden with a fall with paved patio leading to a level area of lawn enjoying a non-overlooked outlook, to the rear is a further patio area to the rear.

Location

West End village is conveniently located for access to Junction 3 of the M3 which gives access to both Heathrow and Gatwick airports. Education is well catered for with two excellent schools, the highly regarded Gordon's School and Holy Trinity primary school within walking distance. The Gosden Parade provides a good range of shops to include a newsagents, hairdressers and coffee shop. Local dining is also excellent with the Inn At West End and the Hare and Hounds directly in the village. Brookwood station is approximately 2.3 miles with a regular direct service to Waterloo.



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Total Area: 1442 ft² ... 134.0 m² Including Garage
 All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Potential
78	66
Very energy efficient - lower running costs (92-100) A	
Energy efficient (81-91) B	
Decent (69-80) C	
Needs to be improved (55-68) D	
Poor (39-54) E	
Very poor (13-38) F	
Unacceptable (1-12) G	

EU Directive 2002/91/EC
 England & Wales
 Not energy efficient - higher running costs

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