



**WEST END**

**£775,000**

**Set in the highly sought-after Nursery Green Development, this elegant detached family home offers a perfect blend of space, style, and modern living.**

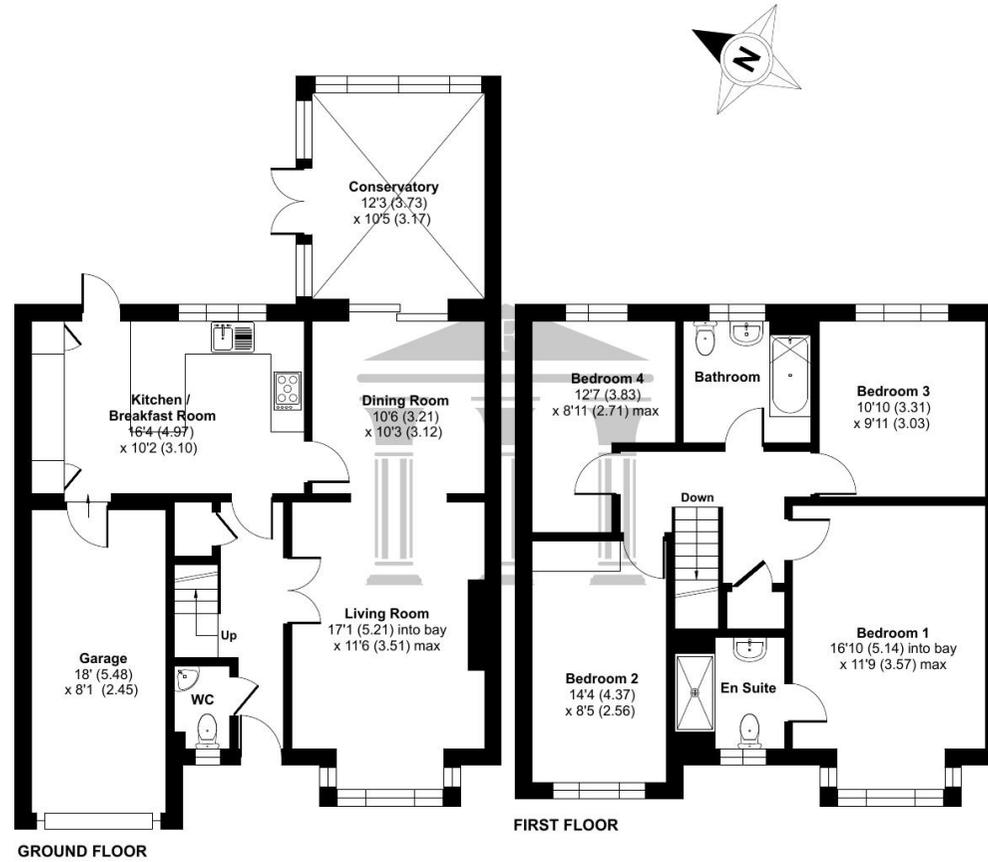
# Abelia Close, West End, Woking, GU24

Approximate Area = 1427 sq ft / 132.5 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1572 sq ft / 145.9 sq m

For identification only - Not to scale



## 20 Abelia Close, West End, Woking, Surrey, GU24 9PG

- **Detached four-bedroom family home**
- **Two spacious reception rooms**
- **Modern kitchen/breakfast room**
- **Bespoke double glazed conservatory**
- **Downstairs cloakroom**
- **Principal bedroom with en-suite**
- **Low-maintenance rear garden**
- **Driveway & integral garage**

Set in the highly sought-after Nursery Green Development, this elegant detached family home offers a perfect blend of space, style, and modern living.

A beautifully appointed kitchen/breakfast room forms the heart of the home, while a spacious living room and separate dining room provide flexible spaces for entertaining or relaxing. A bespoke double-glazed conservatory bathes the home in natural light, creating a welcoming space for family gatherings. A downstairs cloakroom completes the ground floor. Upstairs, four generously proportioned bedrooms offer comfort and privacy, including a principal suite with an en-suite, while a family bathroom serves the remaining bedrooms. The versatile layout is ideal for family life, whether for work, study, or play.

Externally, a low-maintenance rear garden provides a private outdoor retreat, perfect for alfresco dining or relaxing with family and friends. To the front, a driveway leads to an integral garage, combining convenience with practical storage. Enjoying a prime position within this sought-after development, the property is ideally located close to local amenities, schools, and transport links, offering the perfect combination of a peaceful setting with easy access to everything a modern family needs.

West End is a highly regarded semi-rural village positioned between Camberley and Woking, offering exceptional convenience just moments from Junction 3 of the M3. This prime setting provides excellent connectivity to Heathrow and Gatwick airports, while commuters benefit from superb rail links at Brookwood station—located approximately 2–3 miles away—with frequent direct services into London Waterloo. The village is bordered by beautiful heathland, including West End Common, a designated Site of Special Scientific Interest, offering picturesque walking trails and an idyllic natural backdrop. Education in the area is particularly sought-after, with two outstanding schools, Gordon's School and Holy Trinity C of E Primary School, providing excellent learning opportunities for families. At the heart of the community, Gosden Parade offers a selection of everyday amenities including a newsagent, butcher, pharmacy, estate agent, coffee shop and hairdresser. Residents are also well served by a range of dining options, with the popular Inn at West End located within the village and several acclaimed pubs and restaurants in nearby Chobham.

Council Tax Band F - EPC Rating C - Tenure: Freehold

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.



