



Arethusa Way, Woking, GU24 9BY
£679,950 Freehold

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Immaculately presented and benefiting from no onward chain an impressive Neo-Georgian extended detached family home offering four double bedrooms, two bathrooms and three reception rooms, garage and driveway parking.

The generous size hallway provides access to a cloakroom, large under stairs storage cupboard and stairs to first floor landing. Doors leading through to the front aspect study/home office and kitchen with its comprehensive and stylish range of matching wall and base units, integrated oven and hob and space for free standing appliances and a side door that provides access to the driveway. The property has benefited from a double story rear extension creating a spacious dining room and conservatory with views across the garden and doors giving access. Double doors from the dining room also provide access out to the garden patio. Heading upstairs, the property features four double bedrooms, a master bedroom with en-suite bathroom and built in wardrobes. The remaining double bedrooms also have built in storage space and all share access to a family bathroom comprising; enclosed shower cubicle, low level WC, pedestal hand basin and chrome towel rail. Outside the enclosed rear garden is laid to lawn, with a patio area for entertaining and relaxing. This particular property has a generous side plot and access from the garden into the garage. The front of the property offers driveway parking leading to an attached double length garage with power.

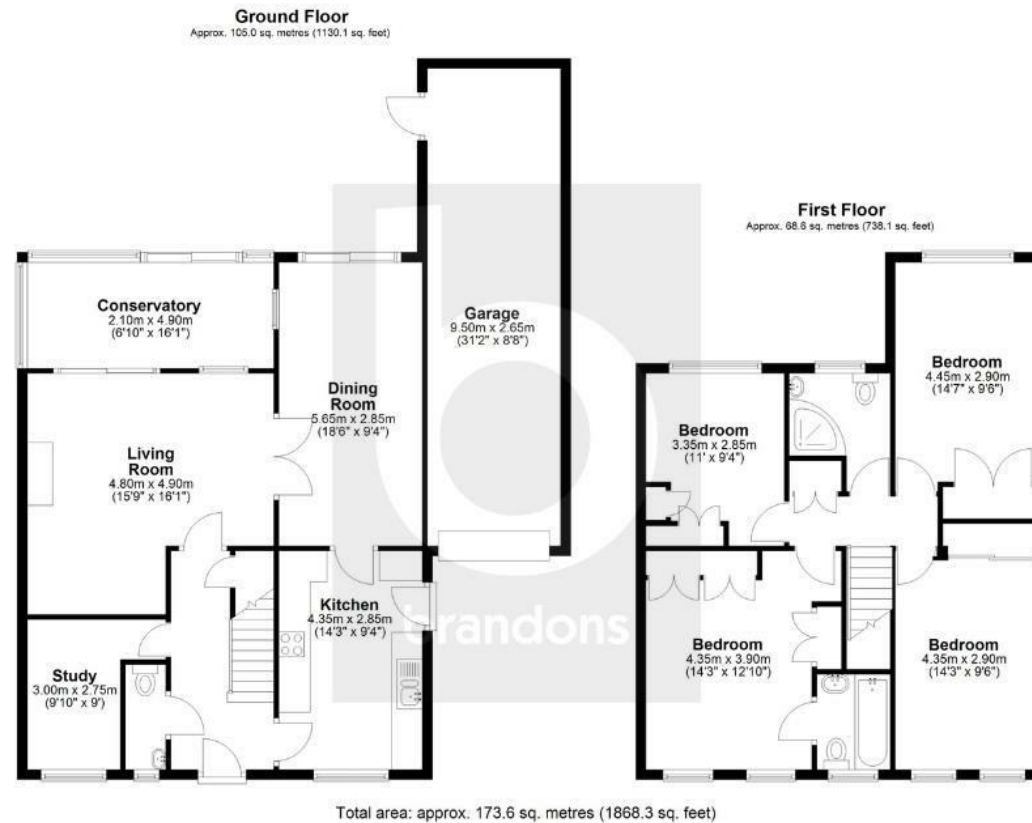
Busley Village with its traditional bakers, butchers, Post Office and Sainsbury's Local is situated between Knaphill and West End and has a wealth of outstanding schools nearby - Gordon's School is within 1.5 miles approx. Easy commuter road links are provided Via the M3, A3, M4, M40 and M25 with Woking mainline station being approximately 6 miles away with frequent, direct trains to London Waterloo. Council Tax band - F Surrey Heath.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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