



WOKING

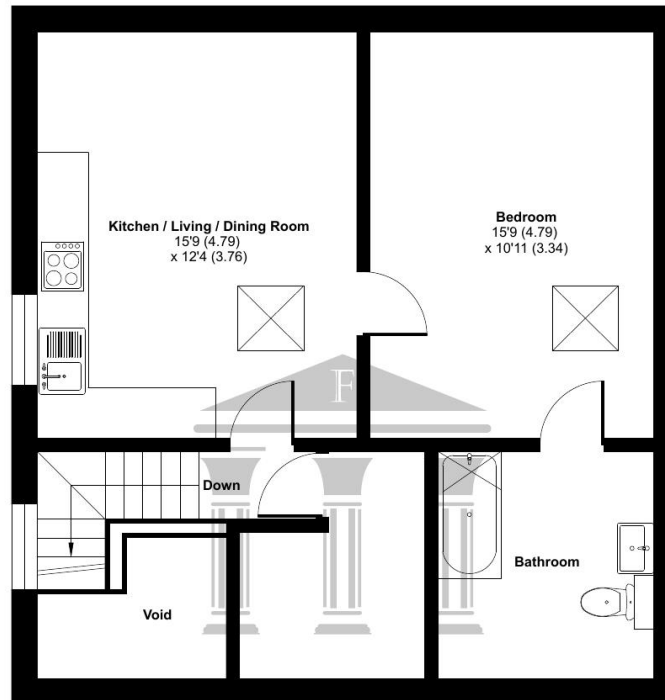
£235,000

An exclusive collection of just two beautifully crafted one-bedroom first floor maisonettes, this exceptional new development by Barnsmoor Estates offers contemporary living finished to an exacting standard.

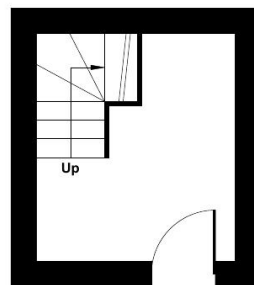
Westfield Road, Woking, GU22

Approximate Area = 626 sq ft / 58.1 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Tilia Copse, 33 Westfield Road, Woking, Surrey, GU22

- **DEVELOPER CONTRIBUTION OF UP TO £3,000 TOWARDS LEGAL FEES.**
- **10 Year ICW new build warranty**
- **One-bedroom first floor maisonette**
- **High-spec finish with Bosch appliances**
- **Sold furnished with built-in wardrobes**

An exclusive collection of just two beautifully crafted one-bedroom first floor maisonettes, this exceptional new development by Barnsmoor Estates offers contemporary living finished to an exacting standard. Thoughtfully designed throughout, each home provides bright and well-proportioned accommodation, ideal for first-time buyers, investors, or those seeking a stylish and low-maintenance residence.

The interiors have been carefully curated to combine elegance with practicality, featuring high-quality Villeroy & Boch sanitaryware and sleek kitchens fitted with premium Bosch appliances. Each property further benefits from a dedicated utility room complete with a washing machine and tumble dryer, while a useful study area at ground floor level provides the perfect space for home working or additional storage.

Offered for sale inclusive of a comprehensive furniture pack, including built-in wardrobes, these homes are ready for immediate occupation, allowing purchasers to move in with ease and convenience. The attention to detail and quality of finish throughout ensures a refined and comfortable living environment.

Ideally positioned within walking distance of Woking town centre and its highly regarded mainline station, the development offers excellent connectivity to London and the surrounding areas. With up to £3,000 available towards legal fees, this outstanding opportunity represents a rare chance to acquire a high-quality new home in a sought-after location, and early interest is highly recommended.

Location - Woking offers a perfect balance of vibrant town living and Surrey countryside charm. The town centre provides an excellent selection of shopping, dining, and cultural attractions, including the New Victoria Theatre, cinema, and the Lightbox Gallery. Leisure options are abundant, from Woking Park's green spaces and lake to the Woking Leisure Centre and Pool in the Park. Commuters benefit from fast, frequent trains to London in around 24 minutes, making Woking an ideal choice for city professionals. The surrounding countryside offers plentiful outdoor activities, with scenic walks along the Basingstoke Canal and River Wey, Chobham Common's heathland, and several prestigious golf clubs including Woking Golf Club and Foxhills. With its blend of amenities, cultural attractions, natural beauty, and connectivity, Woking delivers a highly desirable lifestyle, combining convenience, recreation, and community in one of Surrey's most sought-after locations.

Tenure: Leasehold – EPC Rating A - Maintenance of estate roads, pathways & gardens: £100 PA
Allocated parking space - Service charge: TBC

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 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.



