35 Hacketts Lane

Woking

GU22 8PP

mint homes

35 Hacketts Lane

£1,050,000

Light. Life. Latitude.

One of the best things a home can give you is time.

Aberloyle is a home that has been exceptionally well cared for, thoughtfully maintained and comprehensively updated during the current owners' time here. It feels fresh, bright and comfortable from the moment you arrive, with everything already in place to simply move in and enjoy it.

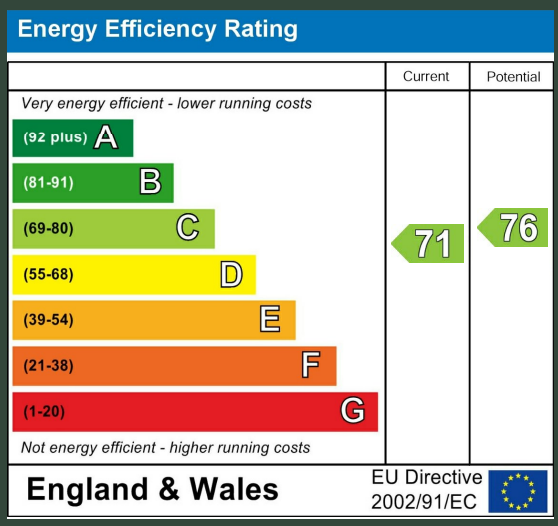
Where you are matters.

- Aberloyle, set on private Hacketts Lane with a lovely neighbourly feel & Pyrford village life close by
- Bright & beautifully maintained detached home, comprehensively updated over the years & ready to enjoy
- Spacious entrance hall with large windows, parquet flooring, useful storage & cloakroom
- Impressive sitting & dining space with parquet flooring, marble-surround fireplace, garden outlook & patio doors
- Generous modern kitchen with central island, seating, garden outlook & direct access outside
- Study/family room offering useful flexibility alongside four genuine double bedrooms
- Principal bedroom with fitted storage & en-suite, with bedroom two particularly generous in size & versatility
- Spacious upper landing with large front windows & storage cupboards, plus beautifully updated family bathroom
- Mature wraparound garden with established planting, privacy, pathway, generous frontage & space to enjoy outdoors
- Integral garage with side access & potential to convert, subject to planning, driveway parking, EPC Rating: C / Council Tax Band: G

Local Authority
Woking

Council Tax Band
G

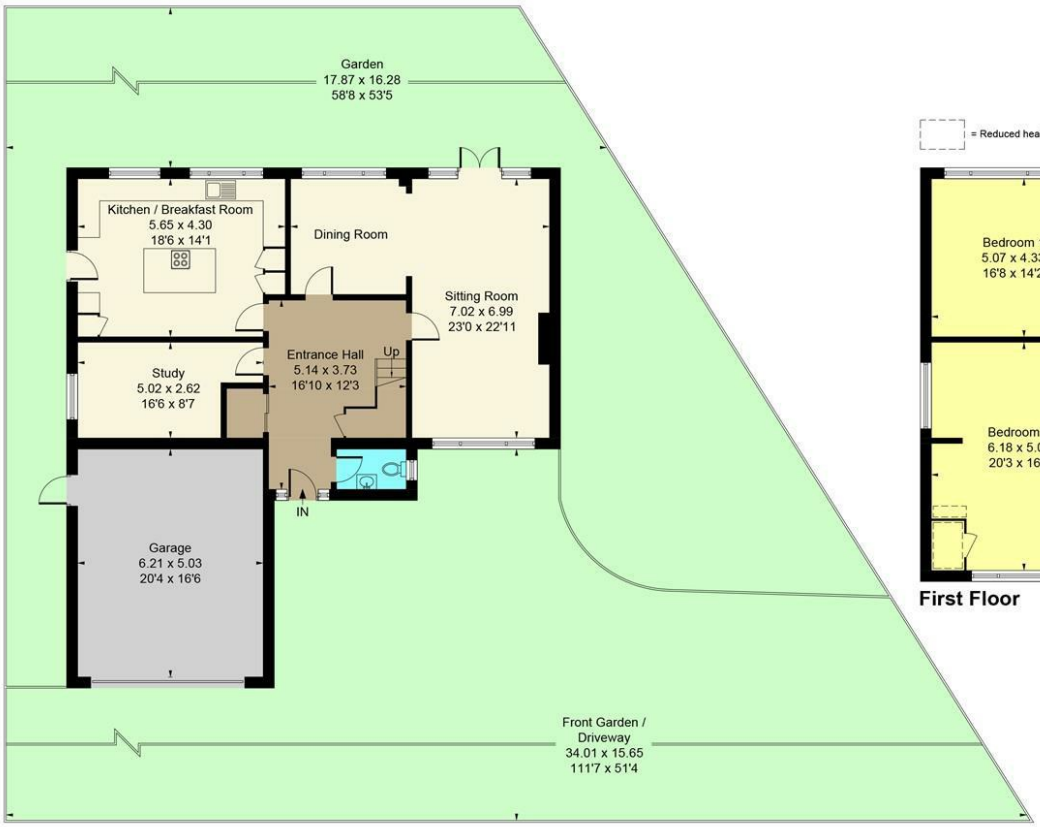
Directions



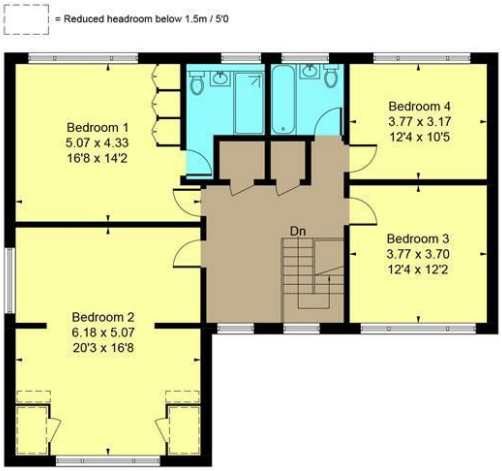
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hacketts Lane

Approximate Gross Internal Area = 204.85 sq m / 2205 sq ft
Garage = 30.28 sq m / 326 sq ft
Total = 235.13 sq m / 2531 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Mint Homes
14 Nicholas Gardens
Pyrford
Surrey
GU22 8SD

Contact
01932 336177
hello@minthomes.uk
minthomes.uk

mint
homes