



Sandy Crescent, Great Wakering
£450,000

home.

67 Sandy Crescent

Great Wakering

SS3 0FN



- Surprisingly Spacious Semi Detached Town House
- Four Bedrooms
- Quiet Cul De Sac Setting
- Spacious Lounge Overlooking The Rear Garden
- Kitchen/Breakfast Room
- Fabulous Master Bedroom With En-Suite Shower Room
- Wonderful Views To The Rear Over Open Woodland & A Lake
- Great Size Rear Garden Which Backs Directly Onto Open Fields
- Perfectly Positioned For Woodland & Fishing Lake
- Short Drive To Railway Stations

Interested?

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Home Of Leigh are delighted to offer for sale this surprisingly spacious four bedroom semi detached town house located in a quiet cul de sac setting in the picturesque village of Great Woking and which backs directly onto open woodland and fishing lakes.

The accommodation comprises; entrance hall, ground floor cloakroom, a spacious lounge overlooking the rear garden plus a separate kitchen/breakfast room with integrated appliances, whilst to the first floor there are three great size bedrooms and a family bathroom.

To the second floor there is a fabulous master bedroom with fitted wardrobes, an en suite shower room and wonderful views to the rear over open woodland and a lake.

Externally the property benefits from a great size rear garden which backs directly onto open fields whilst to the front there is off street parking for two vehicles.

Located on Sandy Crescent in the picturesque village of Great Woking, this modern family home is perfectly positioned to take full advantage of open woodland and fishing lakes which are close by as well as being within a short drive to railway stations giving direct access into London.



Accommodation Comprises

Part double glazed entrance door leading to:

Entrance Hall

15'6 x 6'8

A great sized entrance hall with stairs leading to the first floor accommodation with understairs storage cupboard, wood flooring throughout, smooth plastered ceiling, radiator. Doors to:

Ground Floor Cloakroom

5'7 x 4'6

Modern two piece suite comprising; low level WC, pedestal wash hand basin, smooth plastered ceiling, radiator.

Lounge

16'1 x 13'1

Double glazed window to rear aspect, wood flooring throughout, smooth plastered ceiling, radiator, double glazed French doors to rear giving access to the garden.

Kitchen Breakfast Room

11'3 x 9'1

Double glazed window to front aspect. The kitchen is fitted to include a one and a quarter bowl stainless steel single drainer sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, integrated fridge with separate freezer, appliance space and plumbing for washing machine and dishwasher, cupboard housing boiler, smooth plastered ceiling, radiator.

First Floor Landing

17'9 x 9'2 max

A great size landing area with stairs leading to the second floor accommodation, double glazed window to front aspect, carpeted, built-in cupboard housing hot water tank (n/t), radiator. Doors to:

Bedroom Two

11'1 x 9'11

Double glazed window to rear aspect with fabulous views over open woodland and towards the lake, carpeted, smooth plastered ceiling, radiator.

Bedroom Three

10'6 x 9'4

Double glazed window to front aspect, carpeted, smooth plastered ceiling, radiator.

Bedroom Four

11'1" x 5'10"

Double glazed window to rear aspect, fabulous views over open woodland and towards the lake, carpeted, smooth plastered ceiling, radiator.

Family Bathroom

6'10" x 6'7"

Three piece suite comprising; panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, smooth plastered ceiling, radiator.

Second Floor Landing

Carpeted, door to:

Master Bedroom

21'3" x 12'7" < 8'10" in dressing area

Double glazed Velux window to rear and double glazed window to front with wonderful views over open woodland and towards the lakes, carpeted, smooth plastered ceiling with access to loft space, range of fitted floor to ceiling wardrobes, radiator. Door to:

En-Suite Shower Room

7'1" x 4'11"

Velux window to rear aspect. Modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, radiator.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with an attractive paved patio area to the immediate rear, with the remainder being laid to lawn and enclosed by screen panelled fencing, garden shed (to remain), side access leading round to the front.

Front Garden

To the front of the property there is a block paved driveway providing off street parking for two vehicles.







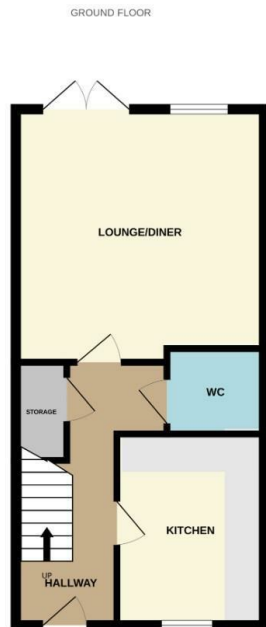


Property Details

4 Bedrooms
2 Bathrooms
1 Reception Rooms
House - Semi-Detached

Approx. sq ft
EPC band: B
Tenure: Freehold
Council Tax Band: E

£450,000



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