FOUNDATIONS
Independent Estate Agents





WOKING

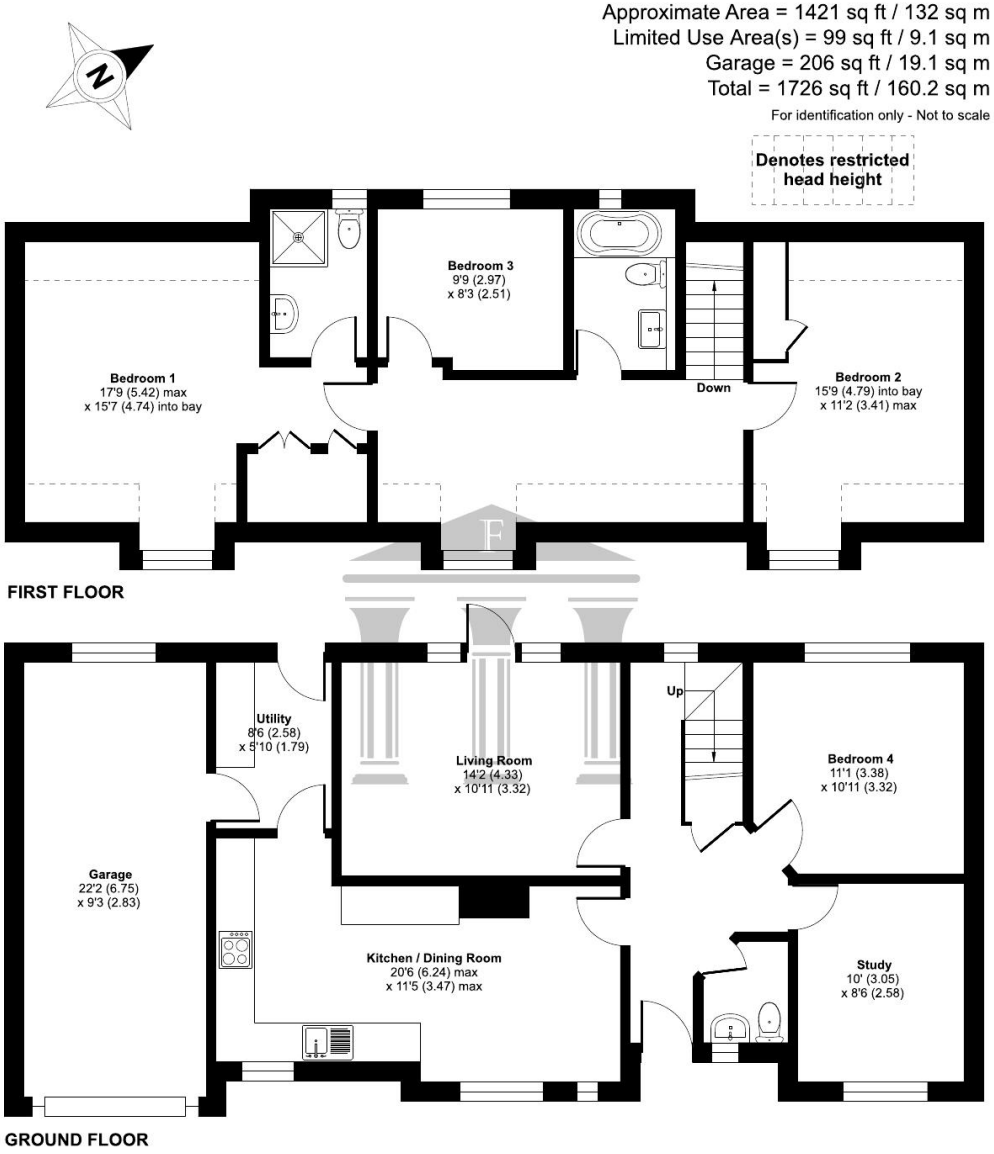
£850,000

Set within a highly convenient residential location, this attractive four-bedroom detached chalet bungalow offers an exceptional balance of versatile living space, generous outdoor areas and excellent connectivity.

71 Commercial Way, Woking, Surrey GU21 6HN T: 01483 770800 E: sales@foundationsofwoking.com
www.foundationsofwoking.com

Westfield Avenue, Woking, GU22

Approximate Area = 1421 sq ft / 132 sq m
Limited Use Area(s) = 99 sq ft / 9.1 sq m
Garage = 206 sq ft / 19.1 sq m
Total = 1726 sq ft / 160.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Foundations Independent Estate Agents. REF: 1482083

Westfield Avenue, Westfield, Woking, Surrey, GU22

- **Detached Four-Bedroom Chalet Bungalow**
- **Spacious Open-Plan Kitchen/Dining Room**
- **Two Bathrooms Including En-Suite to Principal Bedroom**
- **Family Room/Study & Separate Living Room**
- **Generous Rear and Side Gardens**
- **Large Driveway Parking & Integral Garage**



Set within a highly convenient residential location, this attractive four-bedroom detached chalet bungalow offers an exceptional balance of versatile living space, generous outdoor areas and excellent connectivity. Ideally positioned within easy reach of Woking town centre and its highly regarded mainline railway station, the property is perfectly suited to modern family life, providing both everyday practicality and a welcoming environment in which to relax and entertain.

The heart of the home is the spacious open-plan kitchen and dining room, a sociable and well-designed space that naturally brings family and friends together. Complementing this is a comfortable living room, ideal for quieter moments, whilst a separate family room provides valuable flexibility, serving equally well as a study, playroom or additional reception space to suit individual requirements. A utility room further enhances the practicality of the accommodation, while a ground-floor bedroom with toilet and wash hand basin offer excellent options for guests, multi-generational living or those seeking single-level convenience. Arranged across the first floor are three further bedrooms, including a generous principal suite complete with its own en-suite shower room. The remaining bedrooms are well-proportioned and served by the family accommodation, creating a comfortable and adaptable layout.



Outside, the property continues to impress with its rear and side gardens, providing ample space for children to play, outdoor entertaining and gardening enthusiasts alike. To the front, a driveway offers off-road parking for numerous vehicles and leads to an integral garage, ensuring both convenience and practicality. Combining versatile accommodation with excellent outdoor space and a sought-after location, this is a home perfectly designed for contemporary family living.

Westfield enjoys a desirable position on the southern edge of Woking, offering a welcoming village atmosphere with the convenience of excellent transport links and amenities close at hand. Surrounded by attractive green spaces, including Westfield Common, the area provides an appealing blend of countryside charm and everyday practicality. Ideally situated between Woking and Guildford, both approximately four miles away, residents benefit from an extensive selection of shops, bars, restaurants, and leisure facilities, while Woking's mainline station offers fast and frequent services to London Waterloo in approximately 25–30 minutes, making it an excellent choice for commuters. The area is particularly well regarded for its excellent schools and outstanding recreational opportunities. Woking town centre boasts a wealth of amenities, including the New Victoria Theatre, multi-screen cinema, The Lightbox Gallery, Woking Leisure Centre, and Pool in the Park.
Council Tax Band E - EPC Rating C - Tenure: Freehold






Ellie
LIVE LAUGH LOVE

