



**Standing on an impressive corner plot in a popular central village cul de sac location. Is this much improved beautifully presented three bedroom end of terrace family home benefiting from the addition of a large conservatory to the rear and a luxury four piece bathroom. Early viewing is a must!**



**Lee Lotts  
Great Woking**

Ref: EHW1881

**£325,000**



These sales particulars are drafted for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property, and do not constitute any part of any contract. Applicants should verify details by personal examination and enquiry.

### **Hallway 12'2 x 3'0 (3.71m x 0.91m)**

Textured ceiling. Turning staircase rising to first floor landing. Radiator. Doors leading to all ground floor accommodation. Wood effect flooring.

### **Playroom/ Reception Room 13'3 x 6'9 (4.04m x 2.06m)**

Smooth plastered ceiling. Upvc double glazed windows to front aspect with obscure Upvc double glazed windows to side. Storage cupboards. Tv point. Power points. Radiator. Fitted carpet.

### **Kitchen 12'5 x 6'8 (3.78m x 2.03m)**

Textured ceiling. Upvc double glazed window to front aspect. Obscure glazed window to rear. Base and wall mounted units with granite effect rolled edge working surfaces over. Inset fan assisted oven with four ring gas job and extractor fan above. Inset one and half sink bowl and drainer. Space for freestanding fridge/ freezer space and plumbing for washing machine. Tiled splash backs. Wood effect flooring. Space and plumbing for slimline dishwasher.

### **Ground Floor WC**

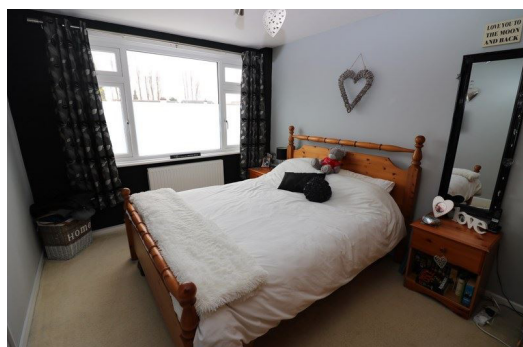
Low level WC. Wash hand basin. Wood effect flooring.

### **Lounge 11'5 x 18'0 (3.48m x 5.49m)**

Textured ceiling. Upvc double glazed French doors to rear opening onto the conservatory with adjacent Upvc double glazed window. Thermostat. T.V. point. Power points. Wood effect flooring.

### **Luxury Conservatory 12'2 x 18'7 (3.71m x 5.66m)**

Upvc double glazed windows to side and rear aspects with double doors opening onto the rear garden. Radiator. Power points. Wood effect flooring.





## ***The First Floor Accommodation Comprises***

### **Landing 5'7 x 5'4 (1.7m x 1.63m)**

Textured ceiling. Access to loft space. Smoke alarm (nt). Doors giving access to all first floor accommodation.

### **Master Bedroom 13'2 x 9'4 (4.01m x 2.84m)**

Textured ceiling. Upvc double glazed windows to rear aspect. Radiator. Tv point. Power points. Fitted carpet



### **Bedroom Two 12'5 x 8'4 (3.78m x 2.54m)**

Textured ceiling. Upvc double glazed windows to rear aspect. Radiator. Power points. Fitted carpet.



### **Luxury Four Piece Bathroom 11'6 x 6'0 (3.51m x 1.83m)**

Coving to textured ceiling. Obscure Upvc double glazed window to front. Paneled bath, low level wc, shower with electric shower above. Heated towel rail. Pedestal wash hand basin. Airing cupboard housing Valiant Combi boiler. Mosaic tiling to walls. Wood effect flooring.



### **Bedroom Three 11'8 x 8'5 (3.56m x 2.57m)**

Textured ceiling. Upvc double glazed windows to front aspect. Radiator. Power points. Laminate flooring.

## ***To The Outside Of The Property***

### **Rear Garden**

The rear garden commences from the Conservatory/Family Room and is unusually large as the property stands on an impressive corner plot. The garden has an expansive of lawn with fenced boundaries to side and rear extending to 80ft side depth to peak. There is established planted flower and shrub borders. The garden extends to the side where there is further hard standing for timber garden shed. Timber gated side access to the front of the property.

### **Front Garden**

Provides off road parking

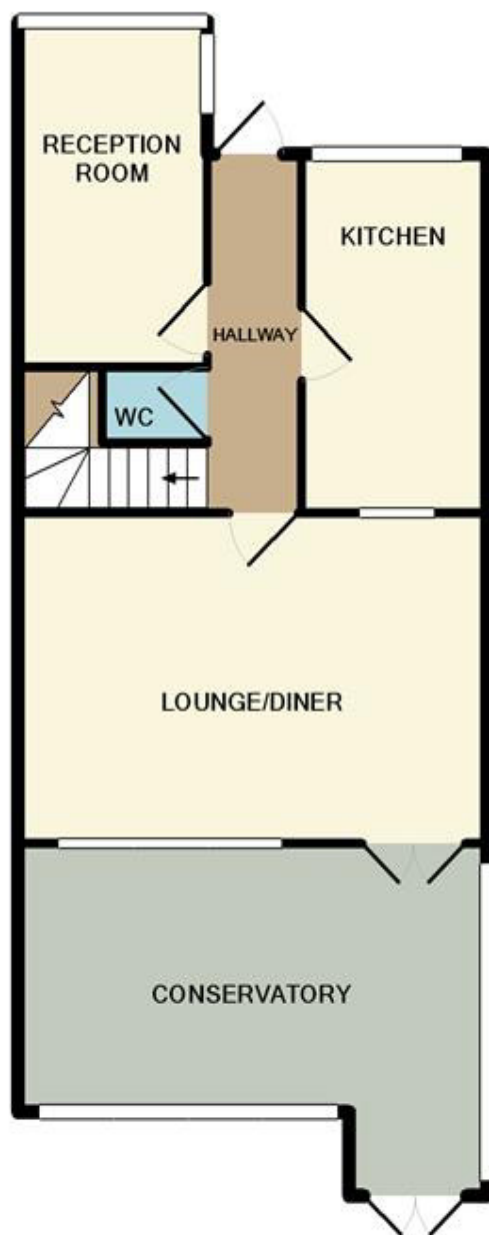
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### The Property Misdescriptions Act 1991

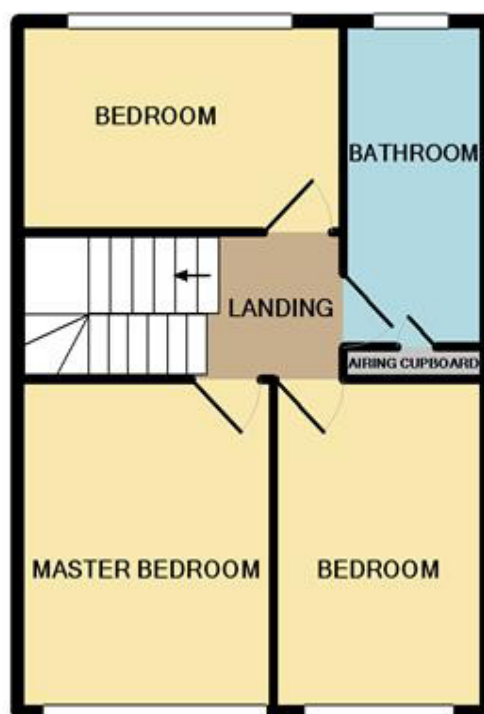
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GROUND FLOOR



1ST FLOOR

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