



A charming and beautifully presented two double bedroom semi-detached Victorian cottage that has been completely re-furbished. The property offers accommodation far larger than external appearances might suggest along with an impressive west facing landscaped rear garden. Internal viewing essential



**Twyford Avenue
Great Woking**

Ref: EHW1697

£235,000



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.

A panelled hardwood feature entrance door leads into the:

Sitting Room 12'0" x 11'1" (3.66m x 3.38m) uPVC double glazed window to front. Farmhouse oak style laminate wood flooring. High level skirting. Radiator. Feature wooden fire surround with slate tiled hearth and exposed brickwork housing cast iron multi-fuel burner. Television aerial point. Smooth plastered ceiling. A four-panel door leads through to the:

Inner Lobby Staircase to first floor landing. Smooth plastered ceiling. An open doorway leads through to the:

Dining Room 12'0" x 11'0" (3.66m x 3.35m) uPVC double glazed door giving access to the landscaped rear garden. Country oak style laminate wood flooring. Radiator. High level skirting. Access to large understairs storage cupboard. Double fronted built-in storage cupboard. A double width flat headed archway leads through in open plan style to the:

Contemporary Fitted Modern Kitchen 9'0" x 8'0" (2.74m x 2.44m) uPVC double glazed window to side. The Kitchen has been recently re-fitted with a comprehensive range of base and pelmeted eye level cabinets in contemporary style oak effect units with squared edged granite effect rolled edged working surface and inset one and a quarter bowl stainless steel sink unit with monobloc mixer tap. The range of integrated appliances include split level fan assisted electric oven in brushed steel by Zanussi and four ring gas hob with contemporary style brushed steel extractor canopy above. Built-in wine rack. Space, plumbing and drainage for automatic washing machine. Space for upright fridge freezer. Wall mounted Ferroli gas condensing boiler serving domestic hot water and central heating system. Smooth plastered ceiling with recessed halogen lighting. A four panel door leads through to the:

Luxury Four Piece Fitted Bathroom Obscure uPVC double glazed window to rear. Fitted with a four piece suite comprising vanity wash hand basin with extended gloss fronted cabinet housing integrated cister w.c., panel enclosed bath with mixer tap and independent fully tiled shower cubicle with integrated shower. Chrome heated towel rail. Stone effect porcelain ceramic tiled walls with inset mosaic tiled borders. Electric shaver point. Access to small roof storage area. Smooth plastered ceiling with recessed halogen lighting.



The First Floor Accommodation comprises

Landing Access to insulated roof space which is boarded with courtesy light and power connected. Four panel doors lead of to first floor rooms.

Master Bedroom 12'0" x 11'0" (3.66m x 3.35m) uPVC double glazed window to front. Hand painted stripped wooden floors. High level skirting. Radiator. Feature cast iron fireplace with wooden mantle and surround. Access to overstairs storage cupboard/wardrobe. Smooth plastered ceiling.

Bedroom Two 12'1" x 11'0" (3.68m x 3.35m) uPVC double glazed window to rear. Radiator. Smooth plastered ceiling.

To the outside of the property

The landscaped rear garden is a particular feature of the home commencing with brick block paviour patio terrace. The remainder of the garden is attractively laid to lawn with an independent footpath leading to the rear where there is gated rear pedestrian access. Hard standing for timber garden shed. Walled south boundary and fencing to the remainder with timber retained raised flower and shrub borders. Wrought iron gated side access to the front of the property. External water supply. Two external carriage lanterns.

EPC - F

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

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