



Homes of Distinction



WOODHAM

Oak End Way, Woodham, Surrey, KT15 3DT

Set within a private tree lined road is this stunning five bedroom 'New England' style family residence.

An attractive five bedroom, five bathroom 'New England' style family residence set on a fabulous secluded plot. 'Laurel House' is superbly positioned in arguably Woodham's finest private road within walking distance of West Byfleet mainline station and village amenities.

The property offers spacious, as well as versatile living accommodation across two floors with the added benefit of a ground floor guest annexe. There are three good size reception rooms, an impressive reception hall, a large open plan kitchen/dining room with direct access to the gardens and a utility room on the ground floor. Upstairs there are four bedrooms and a family bathroom. Two of the bedrooms feature en-suite shower/bathrooms.

Approached from a horseshoe gated entrance leading you through to a large gravel driveway that can accommodate many vehicles. There is also an integrated double garage with automated doors. The south westerly facing gardens are of a good size, mainly lawned with a good size terrace and enjoying a superb degree of seclusion and privacy.



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800







LOCATION

Located within walking distance of West Byfleet Village and its mainline station with links into London Waterloo (approx 28 mins twice every hour).

Woking town centre is also within easy reach. Both have an excellent range of shops, restaurants and provide frequent services to London Waterloo making it ideal for the commuter. The M25 and A3 are also accessible providing important links to Heathrow and Gatwick airports. Within the area there are many schools both private and state, many idyllic countryside walks, as well as challenging golf courses and sports facilities.





ACCOMMODATION & SPECIFICATION

- ❖ New England Style Residence
- ❖ Secluded South Westerly Facing Gardens
- ❖ Open Plan Kitchen/Dining Room
- ❖ Five Bedrooms
- ❖ Three Separate Reception Rooms
- ❖ Private Road Location
- ❖ Five Bathrooms
- ❖ Ground Floor Guest Annexe



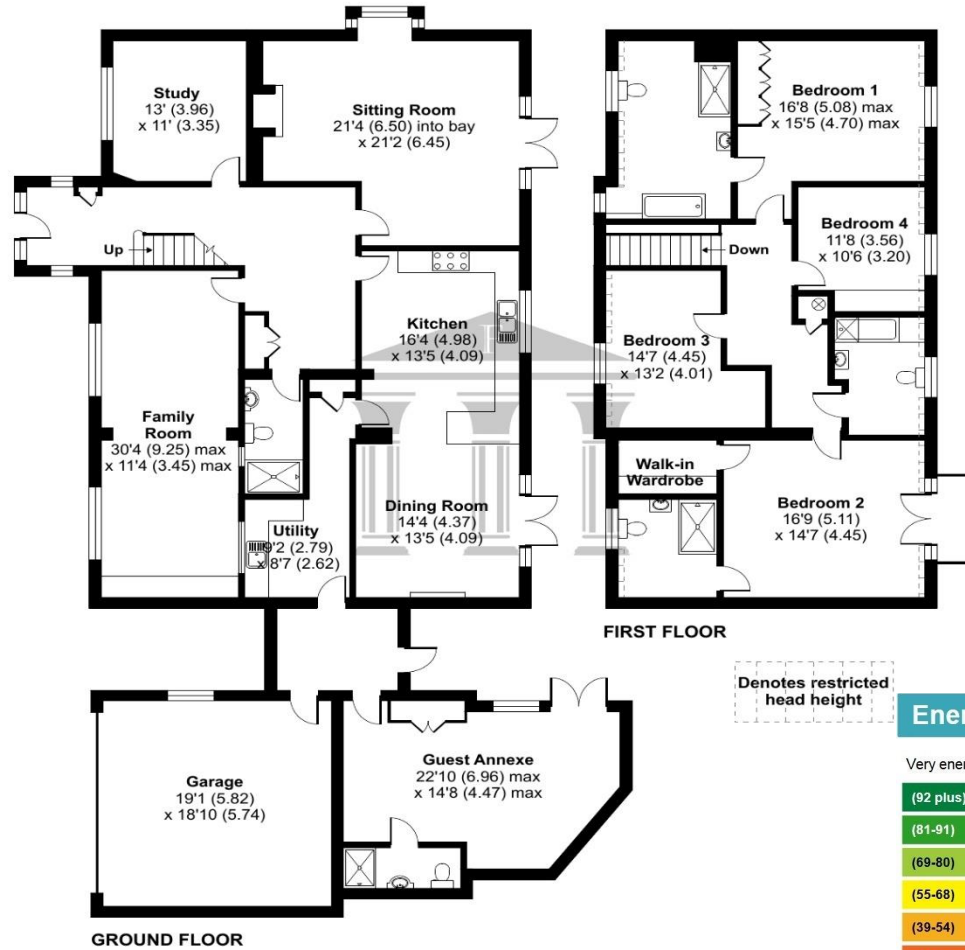
Oak End Way, Woodham, Addlestone, KT15

Approximate Area = 4322 sq ft / 401.5 sq m (includes garage)

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 4349 sq ft / 404 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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