



**WOODHAM**  
**GUIDE PRICE £1,000,000**

**Introducing this charming five-  
bedroom detached family  
residence, a hidden gem on the  
market for the first time since  
built.**



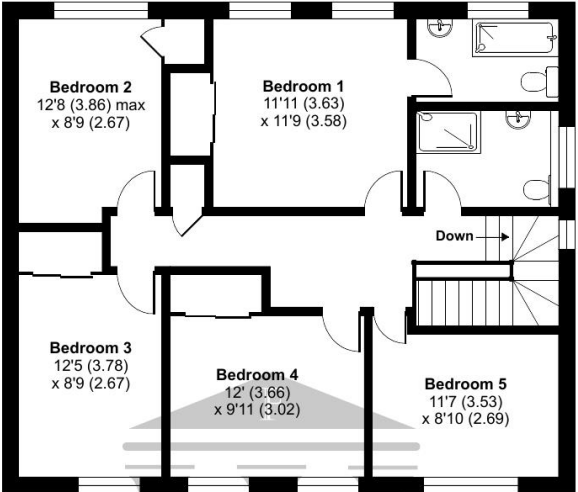
# Woodham Lane, Woodham, Addlestone, KT15

Approximate Area = 1701 sq ft / 158. sq m

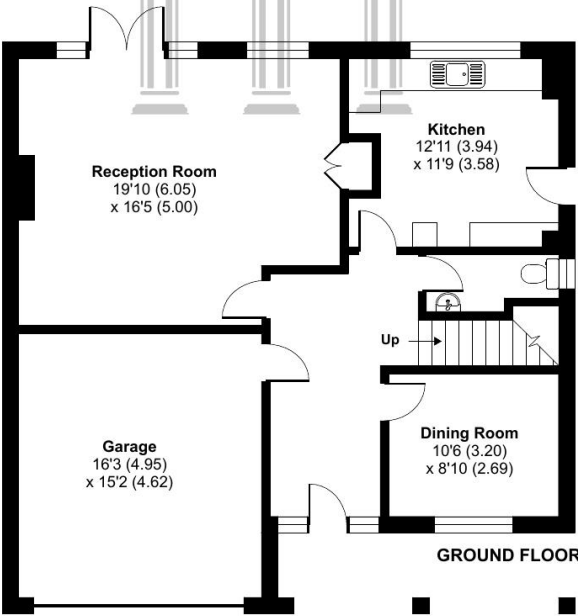
Garage = 245 sq ft / 22.7 sq m

Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





## Woodham Lane, Woodham, Addlestone, Surrey, KT15 3QQ

- **Detached Family Residence**
- **Five Spacious Bedrooms**
- **En-Suite To Principal Bedroom**
- **Two Separate Reception Rooms**
- **Integral Double Garage**
- **Walking Distance To West Byfleet Mainline Station**
- **NO ONWARD CHAIN**

Introducing this charming five-bedroom detached family residence, a hidden gem on the market for the first time since built. Nestled in a sought-after neighbourhood, this property offers an incredible opportunity for modernisation and customisation to your unique taste. The house boasts a spacious 19ft x 16ft living room, perfect for family gatherings and entertainment, along with a separate dining room and a kitchen/breakfast room.

One of the standout features of this property is the impressive 100ft garden, a lush green canvas waiting for your landscaping dreams to come to life. The principal bedroom comes with an en-suite bathroom, providing a peaceful retreat at the end of the day. Additionally, there is an integral double garage that presents enormous potential for conversion, giving you the opportunity to create the extra living space or home office. Located within walking distance of West Byfleet Mainline Station, this property offers convenience for commuters. With NO ONWARD CHAIN, seize the chance to transform this house into your dream family home. Don't miss out on this rare opportunity for a truly personalised living experience.

The property is located conveniently for both West Byfleet and Woking town centres both of which have an excellent range of shops, restaurants and train stations providing 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.

Council Tax Band - EPC Rating D

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.





