



HOOK HEATH

£800,000

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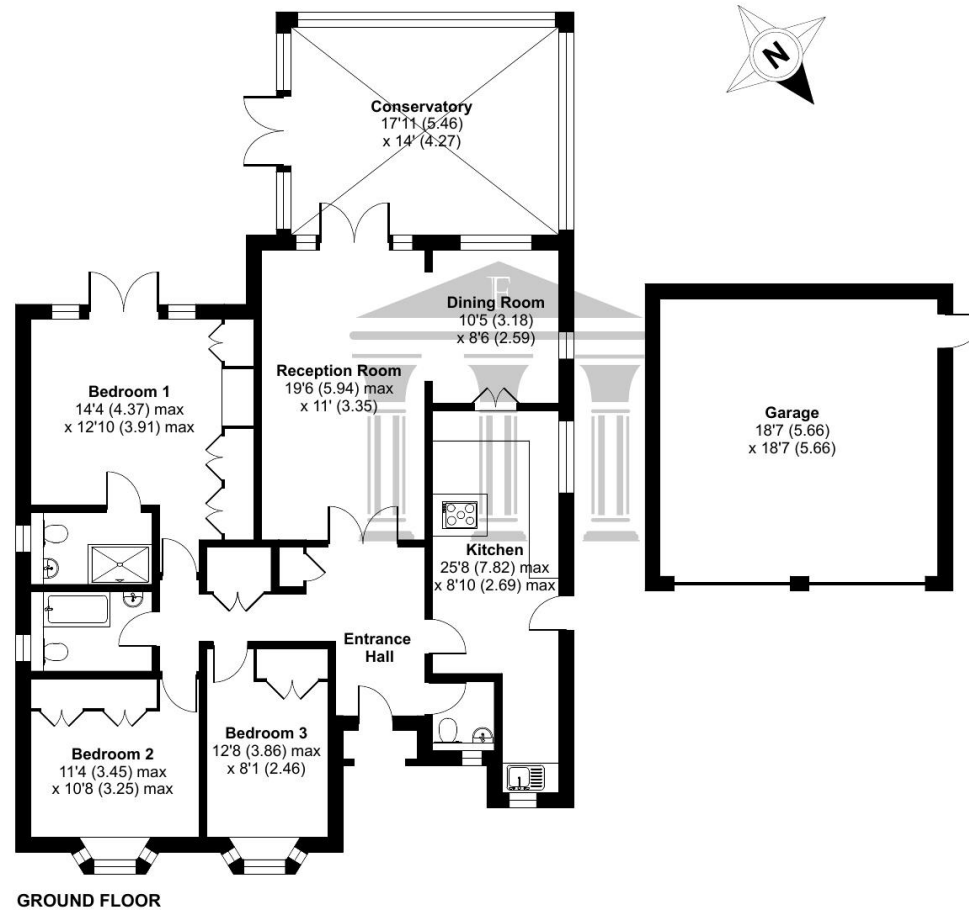
Allen House Park, Hook Heath, Woking, GU22

Approximate Area = 1517 sq ft / 140.9 sq m

Garage = 346 sq ft / 32.1 sq m

Total = 1863 sq ft / 173 sq m

For identification only - Not to scale



Allen House Park, Hook Heath, Woking, Surrey, GU22 0DB

- **Detached Three Bedroom Bungalow**
- **Two Bathrooms**
- **Reception Room Leading To The Dining Room**
- **Conservatory**
- **Detached Double Garage**
- **Exclusive Private Development**

Nestled within the coveted Hook Heath, Allen House Park stands as an exclusive private development exuding a strong sense of community, meticulously overseen by its residents. The well-maintained property offers a wrap-around garden, setting an inviting tone from the outset. Upon entry, a spacious and naturally lit reception hall unfolds, providing access to the reception rooms. The residence boasts a remarkable principal living space featuring a captivating fireplace, a designated dining area, and access to an expansive rear conservatory.

The recently renovated kitchen is complete with a five-ring gas hob, double oven, integrated appliances, and a utility area. An enticing prospect lies in the potential to merge the kitchen and dining room, creating a generously proportioned kitchen/dining/family space, emphasising an open-plan layout. With three double bedrooms, the third one thoughtfully repurposed as a study or home office, the property accommodates diverse needs. The principal bedroom suite boasts an en-suite, while a well-proportioned additional bathroom caters to family and guests. Ample storage, including built-in options in the principal bedroom, bedroom two and bedroom three, adds practicality. The residence also features a convenient WC off the entrance hall and additional storage.

Externally, the property presents a well-maintained rear garden and a spacious driveway accommodating multiple vehicles. The double garage, equipped with electric up-and-over doors, lighting and electricity provides valuable storage space. The property also has an electric charging point located to the front of the house. The sunny South-facing rear garden ensures a private and naturally bright outdoor space. Allen House Park operates on a leasehold basis, with the freehold collectively owned by the residents through the Allen House Park Management Company. Each homeowner's membership in the management company safeguards the unique character of the development, including its landscaped hillside and wooded area.

Located within easy reach of Woking town centre offering shopping, dining and leisure facilities, The Victoria Theatre & Cinema, and the Lightbox Gallery. Within easy reach is Woking's mainline station offering fast rail services to London Waterloo (approx. 23 mins). The motorway network (J10, M25/A3) is also within easy reach, allowing straightforward road travel to central London and airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). The area is well served by both state and private schools including Hoebridge, St Andrews, Greenfield, Halstead, Woking High, St Dunstan's and St John the Baptist School

Council Tax Band G - EPC Rating D - Service Charge £310 PA - Lease length 999 year from 1988



