



WEST END

£650,000

Exuding charm and character, this superbly extended semi-detached period cottage offers an abundance of space and style, surpassing expectations with its substantial interior.

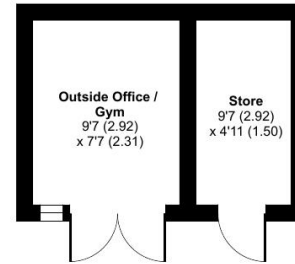
Benner Lane, West End, Woking, GU24

Approximate Area = 1258 sq ft / 116.8 sq m

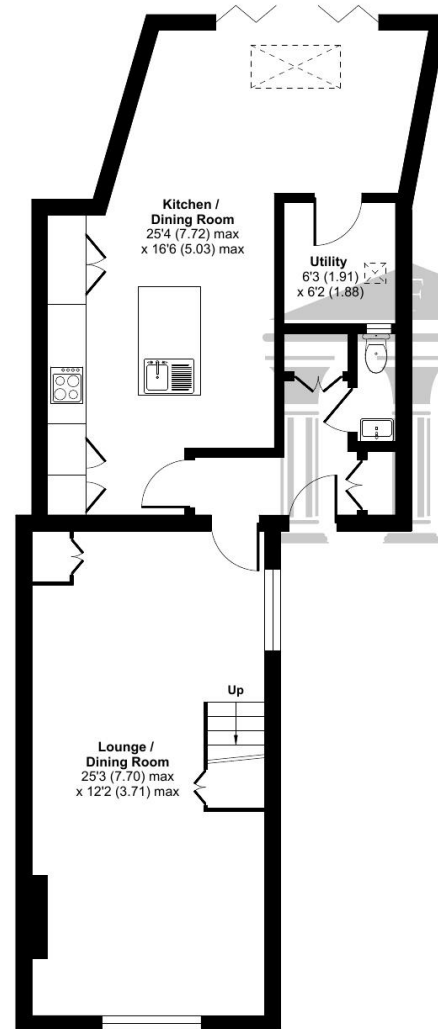
Outbuildings = 122 sq ft / 11.3 sq m

Total = 1380 sq ft / 128.1 sq m

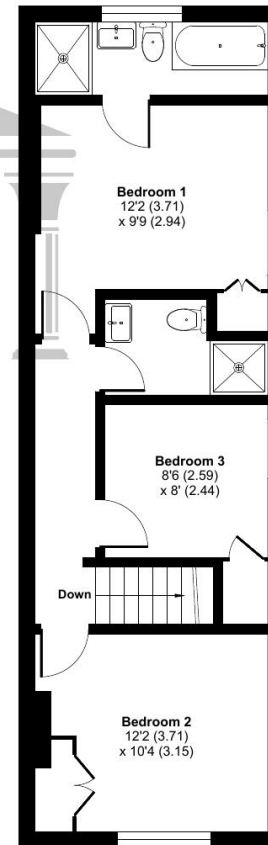
For identification only - Not to scale



OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Foundations Independent Estate Agents. REF: 1089705

Benner Lane, West End, Woking, Surrey, GU24

- **Extended Semi Detached Cottage**
- **Period Features**
- **Open Plan Kitchen/Dining/Family Room**
- **Separate Double Aspect Reception Room**
- **Three Sizeable Bedrooms**
- **En-Suite To Principal Bedroom**
- **Off Road Parking**

Exuding charm and character, this superbly extended semi-detached period cottage offers an abundance of space and style, surpassing expectations with its substantial interior. Believed to be nestled within the enviable catchment area of the highly regarded Gordon's School, this residence presents an unparalleled opportunity for family living.

Boasting a deceptive exterior, the accommodation unfolds to reveal a thoughtfully designed layout, highlighted by a beautifully appointed kitchen seamlessly integrated with an open-plan dining/family room. This inviting space is further enhanced by bi-folding doors and Velux windows, infusing the area with natural light and creating a seamless transition between indoor and outdoor living. The ground floor also hosts a spacious double aspect reception room, offering versatile living options for both relaxation and entertainment, alongside a practical utility room and a convenient downstairs cloakroom. Ascending the stairs, the first floor unveils three generously proportioned bedrooms, including a principal bedroom complete with an en-suite bathroom. Completing the accommodation is a well-appointed family shower room.

Outside, the property features a well-maintained garden, providing a serene backdrop for outdoor activities, while off-road parking for two cars adds to the convenience of modern living. With its blend of period charm and contemporary comforts, this enchanting cottage offers an exceptional opportunity to embrace a lifestyle of comfort and sophistication.

West End is a village and civil parish in Surrey Heath, Surrey, England between the towns of Camberley and Woking, 4 miles (6.4 km) west and east respectively. The village was until the mid 20th century scantily farmed smallholdings amid substantial common land – West End Common to the west is comparable in size to Chobham Common to the north, both dwarf the built-up heart of the village. Local amenities include post office, gastro pub (The Inn at West End), shops & village green. There is a good range of local amenities nearby, with Woking Town Centre within a 15 min drive. Also, within close proximity of the popular Gordon's School. There are good transport links close by with Brookwood mainline station and junction 3 of the M3.

Council Tax Band: E - EPC Rating: C - Tenure: Freehold

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.



