



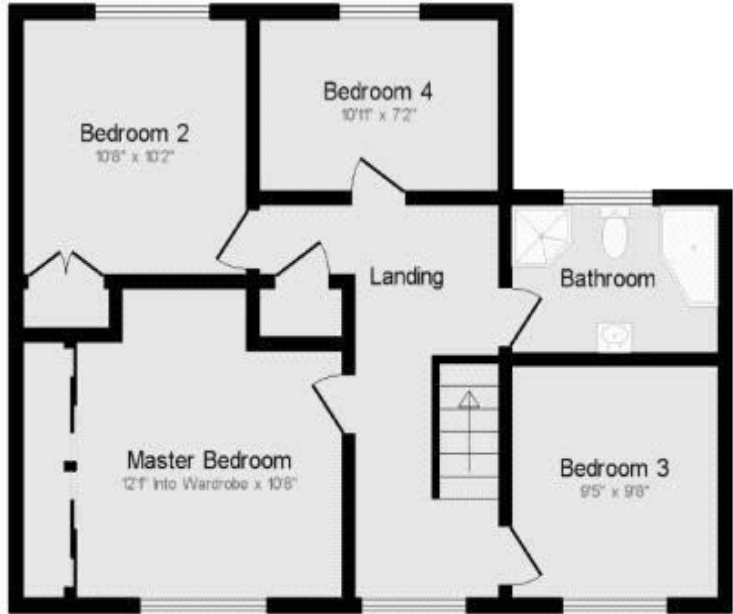
## WOODHAM

**£1,150,000**

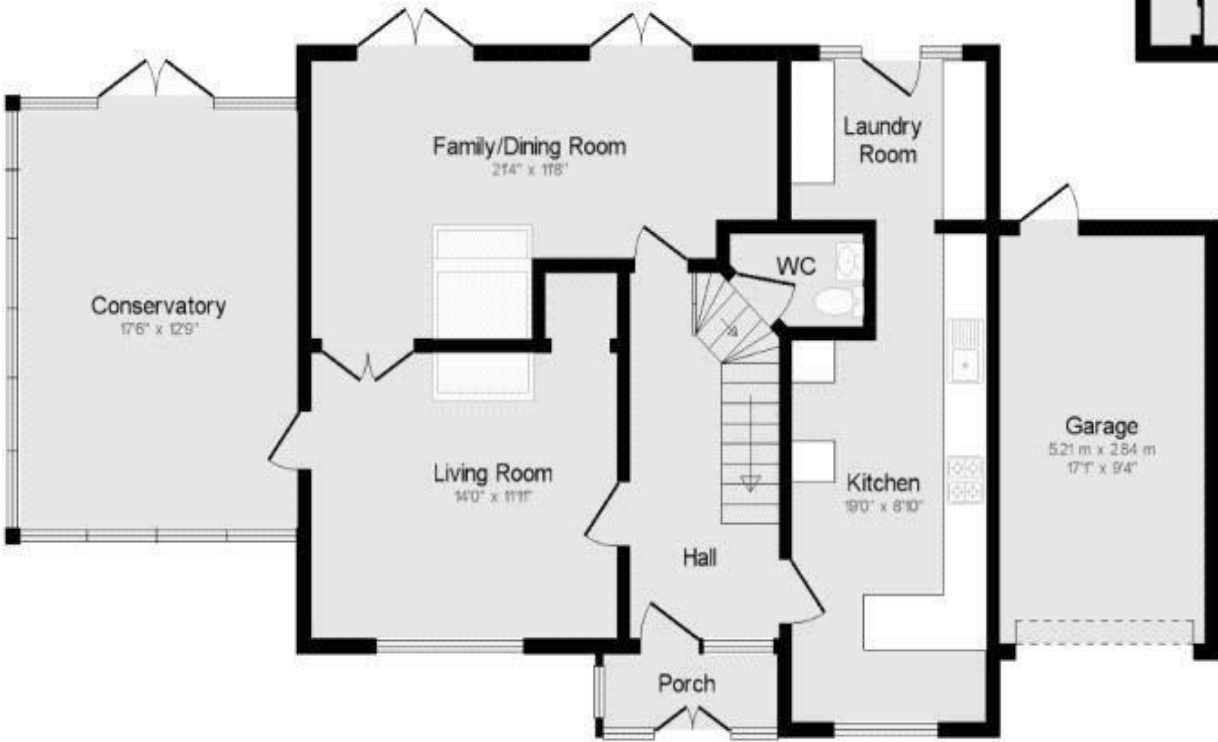
**Nestled in a serene cul-de-sac, this four-bedroom detached family residence enjoys the advantage of being positioned within this prime location. Offered with enormous potential to extend STPP.**



Total approx floor area: 1911.3 ft<sup>2</sup> (177.6 m<sup>2</sup>)  
Ground Floor: 1218.9 ft<sup>2</sup> (113.2 m<sup>2</sup>)  
First Floor: 692.4 ft<sup>2</sup> (64.3 m<sup>2</sup>)



First Floor



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

## Paxton Gardens, Woodham, Woking, Surrey, GU21

- **Four Bedroom Detached Residence**
- **Three Separate Reception Rooms**
- **Well Appointed Kitchen**
- **Downstairs Cloakroom & Laundry Room**
- **Large Rear Garden**
- **Garage & Ample Driveway Parking**
- **Cul-de-sac Location**
- **Enormous Potential To Extend**

Nestled in a serene cul-de-sac, this four-bedroom detached family residence enjoys the advantage of being positioned in this prime location. Being ideally situated within easy reach of West Byfleet village, reputable schools catering to all age groups, and a mainline train station, rendering commutes to Waterloo in just around half an hour, underscores its appeal to discerning homeowners.

This home exudes an aura of spaciousness and warmth. The ground floor features expansive living areas, including a generously proportioned family/dining room perfect for gatherings, a luminous living room seamlessly flowing into a modern conservatory, and a well-appointed kitchen/breakfast room, complemented by a separate laundry room and a convenient downstairs cloakroom. Ascending to the first floor, a family bathroom serves four bedrooms, each offering ample space and comfort. The principal bedroom is enhanced by fitted wardrobes, catering to the practicalities of daily life. This property also offers enormous potential to extend, subject to the usual consent. Externally, the property impresses with its substantial frontage, boasting a driveway capable of accommodating multiple vehicles and granting access to the garage. The large secluded rear garden, which is predominantly laid to lawn, provides a serene retreat for relaxation and outdoor enjoyment.

This conveniently located property offers easy access to both West Byfleet and Woking town centres, boasting excellent train stations with frequent services to London Waterloo, making it an ideal choice for commuters. It also provides convenient links to Heathrow and Gatwick airports through accessible routes such as the M25 and A3. Woking features a thriving town centre with a wide range of shopping, dining, and leisure options, including attractions like The New Victoria Theatre & Cinema and the Lightbox Gallery. Families will appreciate the variety of state and private schools in the area, such as The Marist Primary, Halstead, St Andrews, Hoe Bridge, Greenfield, Ripley Court and St John the Baptist. Nature enthusiasts will find delight in the numerous countryside walks available, as well as challenging golf courses and sports facilities. Golfers have a choice of clubs, including Woking Golf Club, as well as Westhill, Hoebridge, Worplesdon, Chobham, and Foxhills (offering a spa and hotel). For outdoor activities, the Basingstoke Canal and the River Wey are in close proximity, providing opportunities for walking, cycling, and fishing (permit required). Additionally, nearby Chobham Common serves as a National Nature Reserve.

Council Tax Band F - EPC Rating D - Tenure: Freehold

