



**MAYFORD**

**£625,000**

**This rarely available detached bungalow is nestled in a tranquil cul-de-sac, offering privacy and peace in a highly sought-after location.**

# Honeypots Road, Woking, GU22

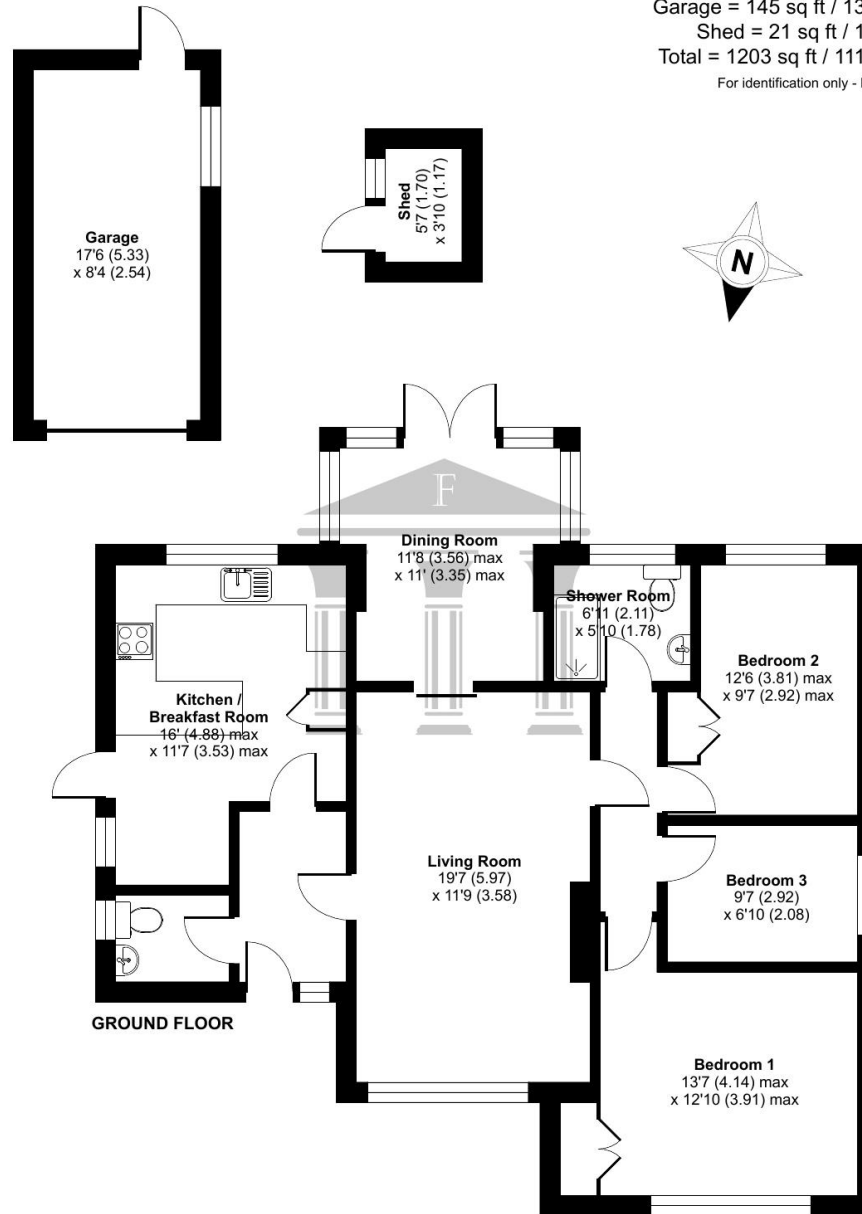
Approximate Area = 1037 sq ft / 96.3 sq m

Garage = 145 sq ft / 13.5 sq m

Shed = 21 sq ft / 1.9 sq m

Total = 1203 sq ft / 111.7 sq m

For identification only - Not to scale





## Honeypots Road, Mayford, Woking, Surrey, GU22

- **Three Bedroom Detached Bungalow**
- **Well Appointed Kitchen**
- **Two Separate Reception Rooms**
- **Family Bathroom**
- **Low Maintenance Rear Garden**
- **Peaceful Cul-de-sac Location**
- **NO ONWARD CHAIN**
- **Driveway & Garage**

This rarely available detached bungalow is nestled in a tranquil cul-de-sac, offering privacy and peace in a highly sought-after location.

Upon entering, the beautifully presented accommodation comprises of a welcoming entrance hall leading to a spacious and bright living room, designed to serve as a relaxing haven or entertaining space. The kitchen is thoughtfully appointed with ample storage and counter space to suit all culinary needs, while a separate dining room provides a warm, inviting setting for family meals or gatherings. The bungalow offers three generously proportioned bedrooms, providing flexibility for family, guests, or a home office, complemented by a well appointed family bathroom.

Outside, the low-maintenance rear garden creates a private outdoor retreat with minimal upkeep. The front of the property features a private driveway and an attached garage, ensuring convenient off-road parking and additional storage options. With the benefit of no onward chain, this charming bungalow is ready to welcome new owners looking for a blend of comfort, convenience, and tranquillity.

Conveniently placed on the outskirts of Woking and Guildford, Mayford is a highly desirable and quiet village offering great access for the commuter, to the A3 which is less than 2 miles from Woking Town Centre & mainline station, with links to London Waterloo (approx 23 minutes). There is also the smaller Worplesdon station nearby offering a less frequent service. Perfect for enjoying the great outdoors, Mayford is surrounded by country parks, commons, heathland and long stretches of walks along the Basingstoke Canal and the Wey Navigation. Nearby Woking Town Centre boasts a large covered shopping facility, comprising The Peacocks and Wolsey Place, with a choice of shops and restaurants, along with two theatres and six cinemas. Located within easy reach of both a primary and secondary school including the newly opened Hoe Valley Secondary School, and Woking Sports Box. The Greenfield Independent School is also located in Woking, and the highly rated University of Surrey is within easy reach in nearby Guildford.

Council Tax Band E - EPC Rating E - 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.





