



WOKING

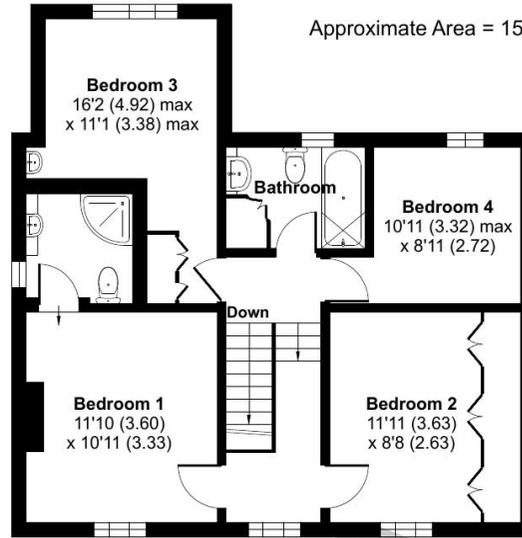
£775,000

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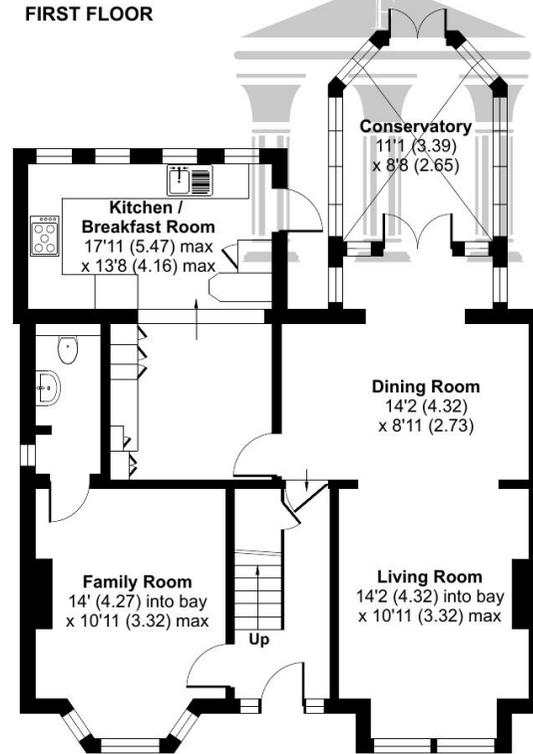
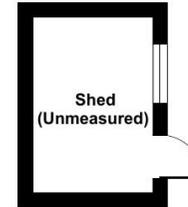
Westfield Road, Woking, GU22

Approximate Area = 1556 sq ft / 144.5 sq m (excluded shed)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Westfield Road, Woking, Surrey, GU22

- **Elegant double-fronted detached home dating back to the 1890s**
- **Prime location overlooking the village green**
- **Versatile living space with 3/4 reception rooms**
- **Spacious kitchen/breakfast room and conservatory**
- **Four generous double bedrooms**
- **Family Bathroom & En-suite Shower Room To Principal Bedroom**
- **Secluded rear garden and off-street parking**

Nestled in a prime position overlooking the village green, this distinguished double-fronted red brick detached home dates back to the 1890s and is set back from the road, offering both privacy and timeless period charm. Situated within convenient walking distance of Hoe Valley School, Woking Leisure Centre, and a variety of local amenities, the property combines historic character with modern family living.

The generous and versatile ground floor accommodation features three to four reception rooms, including a bright family room with an elegant bay window and a welcoming living room that seamlessly flows into an open-plan dining area—ideal for entertaining. A spacious kitchen/breakfast room sits at the heart of the home, complemented by a conservatory and a practical downstairs cloakroom. Upstairs, the first-floor landing gives access to four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, offering a private retreat within the home. The layout provides ample space for growing families or those in need of flexible living arrangements.

Outside, the property boasts a secluded rear garden, perfect for outdoor relaxation or family gatherings. To the front, a private driveway provides off-street parking, enhancing the convenience and appeal of this period residence.

Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offer a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the South East. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

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



