

JAMES NEAVE
THE ESTATE AGENTS



26 Hazel House Sycamore Avenue Woking Surrey GU22 9FG

£399,950

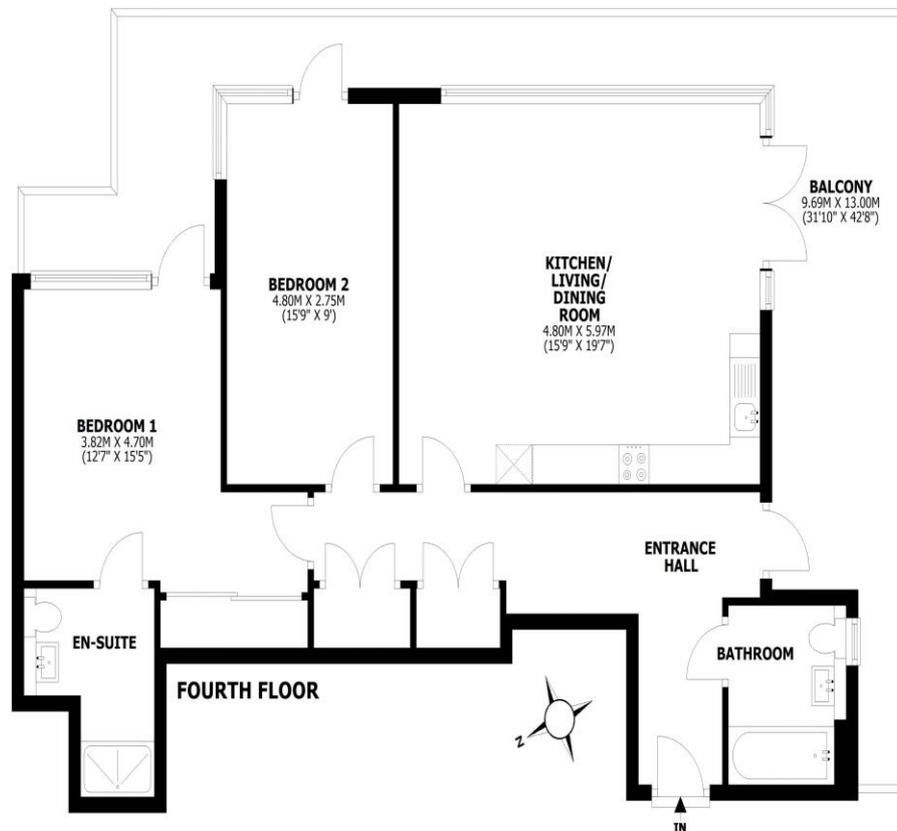




Hazel House, Woking, GU22

Total internal area: approx. 84.6 sq. metres (910.1 sq. feet)

Balcony: approx. 34.9 sq. metres (375.7 sq. feet)



This floorplan is for illustrative guidance only and is not to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

For Sale with no Onward Chain, experience top-floor living at its finest in this impeccably presented two-bedroom penthouse. Situated on the fourth floor of the sought-after Hazel House, this residence perfectly balances sleek, modern interiors with an additional outdoor space. This exceptional home is defined by its wrap-around terrace, a much-loved feature that serves as a private sanctuary for al fresco dining or evening drinks while taking in far-ranging views across the local area. Sports enthusiasts will particularly appreciate the unique, restricted views of Kingfield Stadium, home to Woking Football Club. The interior is characterized by spacious rooms and a wealth of large glass windows that flood the entire apartment with natural light. The layout is as practical as it is stylish, featuring two well-proportioned bathrooms—including a private en-suite to the main bedroom—and a dedicated utility cupboard alongside plenty of integrated storage space. Ideally positioned for the best of Woking, the property is just a short stroll from local amenities including the Woking Leisure Centre, the vibrant Town Centre, and the Mainline Train Station for effortless commuting. The apartment is easily accessible via a lift to the fourth floor and includes the added benefit of one allocated under cover parking space. EPC TBC.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.