



InVillages
with SIMON BANCE

invillages.com

32 Fellow Green
West End, Woking, Surrey GU24 9LR

Ideally situated in the centre of popular West End village & set well back from the road, this attractive link-detached 3 bedroom character home, has been extended and modernised over the years to provide well presented & comfortably proportioned accommodation, complemented by a secluded south facing garden, attached garage and ample driveway parking.

Distances (approximate):

Woking mainline station - 5 miles/approx 15 mins by car:

Brookwood (mainline station) - 3.2 miles; Sunningdale - 5.4 miles;
Guildford - 9 miles; Windsor - 13 miles; Reading - 19 miles;
Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 6 miles;
M3 (junction 3 Lightwater) - 2.3 miles; Gatwick Airport - 37.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

Price On Application

FEATURES & ACCOMMODATION

Reception hall, spacious sitting room with feature fireplace and inset gas coal effect fire, large garden/family room with French doors and tranquil garden aspect, modern re-fitted kitchen with gloss units with fitted oven & hob, master bedroom with full-width range of built in wardrobes and drawer units, modern re-fitted en-suite shower room, 2 further double bedrooms (bed 3 is currently used as a study) and spacious family bathroom. The property is double glazed all round and warmed by full gas central heating via radiators.

Outside, there is a long gravel driveway screened by mature trees and hedging, with parking for several cars leading to attached single garage with electric remote up & over door. The secluded rear garden is a delightful feature being mainly lawned with full width porcelain stone patio and pretty timber summer house. The garden is well fenced & surrounded by mature bushes and trees with gated side access from the front.

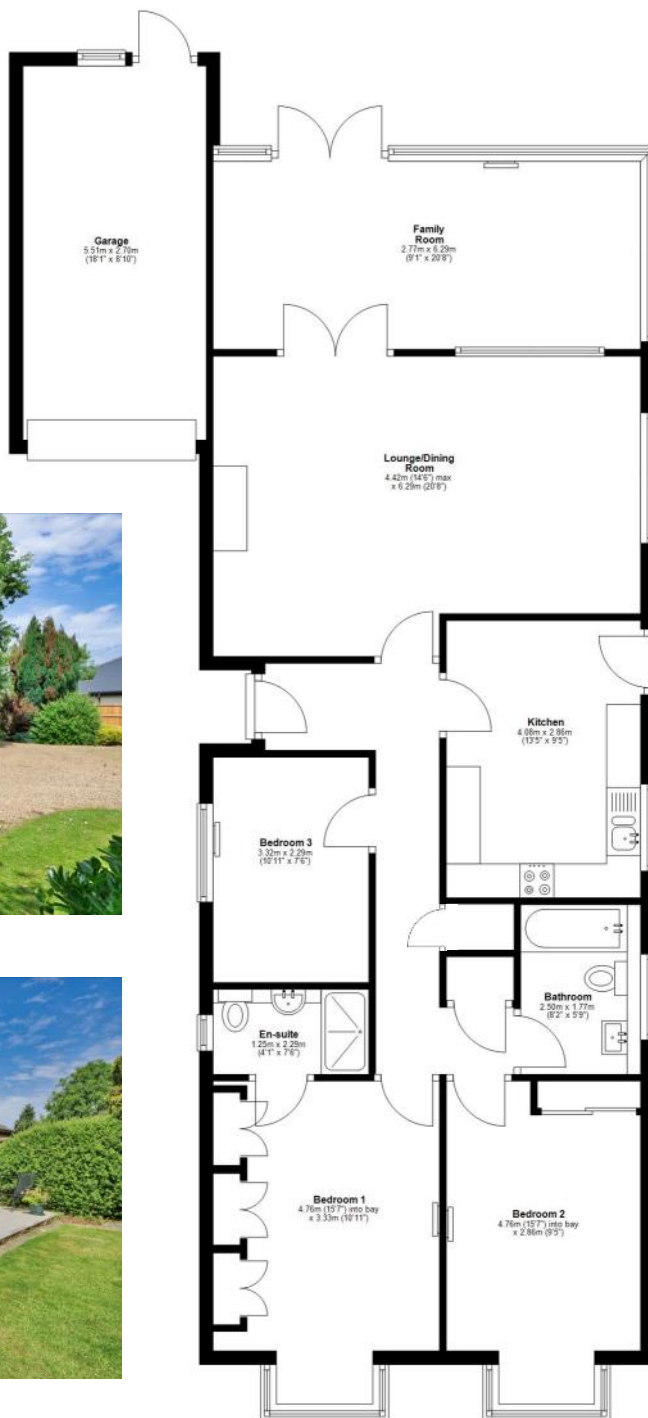




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Main area: approx. 110.1 sq. metres (1185.6 sq. feet)
Plus garage: approx. 10.0 sq. metres (107.6 sq. feet)



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SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators.

FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

COUNCIL TAX: Band E

POSTCODE: GU24 9LR

DIRECTIONS

From our offices in Chobham High Street, proceed south to the mini roundabout & go straight across into Castle Grove Road. After 0.4 mls, at the fork, turn right into Scotts Grove Road and proceed for approximately 1.3 miles where the road becomes Beldam Bridge Road. Turn left at the junction into Fellow Green and the property will be found on the left hand side just before the junction with Fellow Green Road

IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.

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Specialist Estate Agents Dedicated to Village Property

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