



Lane End Drive, Woking, GU21 2QG  
£925,000 Freehold

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Lane End Drive is a highly sought after road within the village and this home sits on a corner plot with a private garden, driveway plus garage, and we are delighted to offer this property for sale. This extended Cheeseman built traditional family home is in excellent decorative order and provides substantial living accommodation, having been extended to benefit from a large kitchen and dining room with neat fitted cupboards, drawers, and integrated appliances with a door leading out onto the patio area, there's also a separate utility area. A front aspect lounge, and rear aspect family room/snug that offers access and views across the garden. Completing the ground floor is a downstairs w.c. Situated on the first floor are all four double bedrooms. The principal bedroom benefits from an en-suite shower room and fitted wardrobes, and completing upstairs is the large family bathroom.



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The garden doesn't disappoint with views from the patio, the borders are planted with shrubs offering high levels of seclusion, laid to lawn leading down to an additional seating area. To the front the property has driveway parking for two/three cars plus a garage.

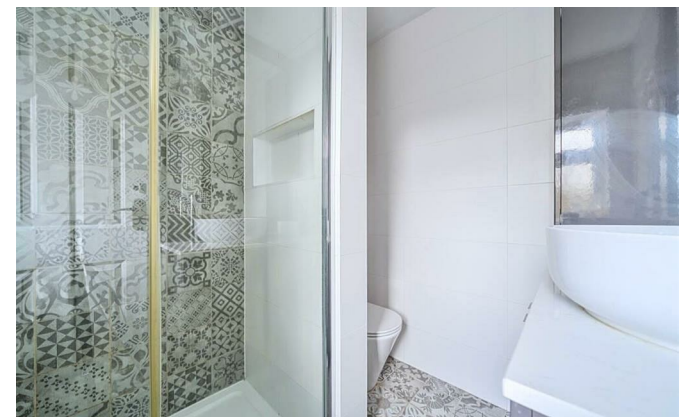
If you are looking for a large home, then this property presents an opportunity for someone requiring the versatility of the space.

Knaphill has a range of shops, pubs and a Post Office. For more comprehensive shopping Sainsburys superstore and Waitrose are close by. For commuting, Woking and Brookwood station have direct services to Waterloo, road links are provided Via the M3, A3, M25.

Council Tax Band - E Woking



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Approximate Area = 1655 sq ft / 153.7 sq m  
 Garage = 168 sq ft / 15.6 sq m  
 Total = 1823 sq ft / 169.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	77

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

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