



Woodham Lane, Woodham, Addlestone, KT15 3QQ
£1,200,000 Freehold

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Set back from the highly regarded Woodham Lane within an exclusive enclave of just three similar style homes with a southerly facing rear garden measuring over 100 feet in length, this five/six-bedroom detached family home offers versatile accommodation. Having been a much-loved home for many years this property provides a flexible layout that can adapt to a variety of needs.

The large welcoming entrance hall leads through to a generous living room, while to the rear the home opens into an impressive kitchen and dining space, perfect for entertaining and for day-to-day family life. The modern kitchen is well-appointed with a central island and ample storage, flowing seamlessly into a bright dining room overlooking the garden. These three reception rooms are complimented by a fourth room which, having its own en-suite shower room could be used as a ground floor bedroom.



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Upstairs all five bedrooms are doubles with the principal bedroom having both an ensuite bathroom and a balcony with views of the rear garden. To the front there is driveway parking with gated side access to the garden.

Located in Woodham, between the towns of Woking, Weybridge and West Byfleet this property offers access to a wide range of amenities such as shops and schools as well as both sports and entertainment facilities. Attractive waterside walks can be found along the Wey Navigation and Basingstoke Canals while transport links for both road and rail are easily accessible.

Council Tax band -G Runnymede



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Approximate Gross Internal Area
213.58 sq m / 2299 sq ft



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			
England & Wales	EU Directive 2002/91/EC	81	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC	85	86

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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