



Oakwood Gardens, Woking, GU21 2RX  
£785,000 Freehold

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A substantial family house with a self-contained annexe, configured with terrific reception accommodation and driveway parking for several cars. This property offers a magnificent opportunity for an incoming purchaser to extend the existing house subject to the usual consents. This bright and airy property comprises; the large living room is a light space with an elegant fireplace, there is a conservatory currently used as a dining room / family room a downstairs cloakroom and a modern kitchen with a range of wall and base level cupboards and drawers plus space for a range cooker.

Upstairs, are four bedrooms and the family bathroom. The master bedroom having an en- suite bathroom and fitted wardrobes. The remaining bedrooms are generously proportioned. The annexe has a double bedroom, kitchen with space for appliances and a lounge/dining room with door out to the rear, a stylish shower room with modern floor and wall tiles, enclosed shower cubicle, basin and w.c.

Outside the rear garden is laid to lawn





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with mature plants and shrub borders with feature raised decked area and a large timber garden room. To the front is a large drive providing parking for several cars.

Situated a few minutes walk from a Sainsburys superstore and close to Knaphill village with a range of local shops for day to day needs, cafes, pubs and restaurants plus excellent public transport links into Woking town centre. Which has been the subject of massive improvement in recent years, and just a short drive away has something of a bustling and cosmopolitan feel to it with a wide and eclectic array of eateries and shops. In the town centre you will also find the New Victoria theatre and a multi screen cinema along with further shopping opportunities. Easy commuter road links are provided Via the M3, A3, Brookwood station a 12 minute walk aprx 1.2miles, Woking mainline station being aprx. 4miles away with frequent, direct trains to London Waterloo in 30 minutes aprx.

Council Tax band F

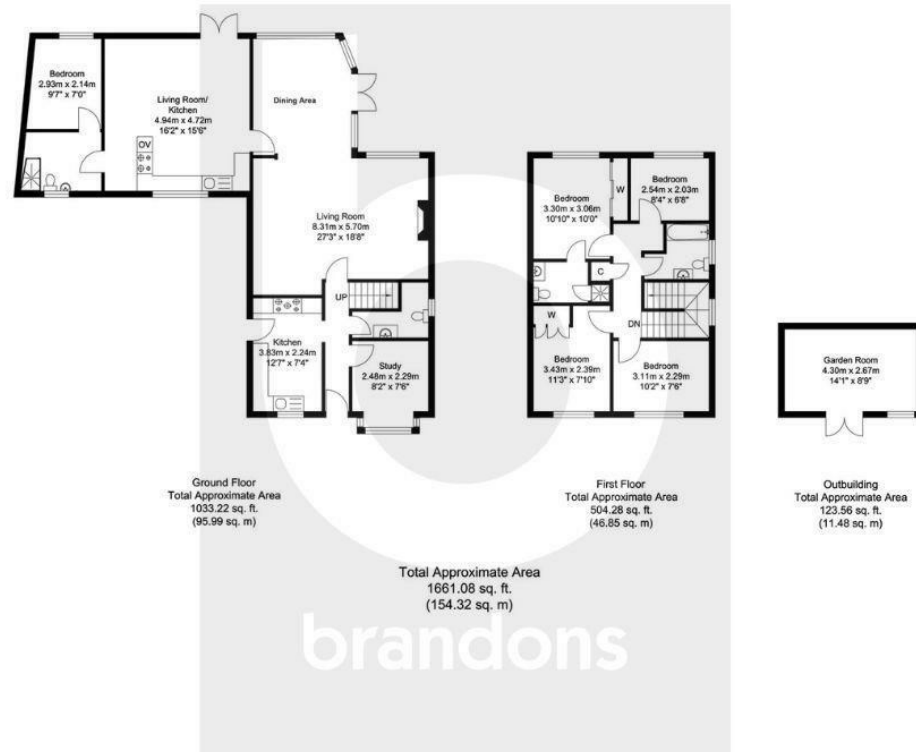




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			75
(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			
England & Wales		EU Directive 2002/91/EC	

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

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.