



 **Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

College Lane, Hook Heath, Woking, GU22

Guide Price £875,000

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- Detached
- Large garden cabin with bar
- Spacious open plan kitchen/living space with underfloor heating
- Separate utility room
- Walking distance to local shops
- Five double bedrooms - three with air-conditioning
- Large driveway for multiple cars
- Annex with private entrance, kitchen and bathroom
- Electric garage
- Easy reach of Woking town centre and train station



This elevated detached home in Hook Heath offers excellent all-round flexibility, arranged over three floors with five spacious double bedrooms. The heart of this home is the impressive kitchen-family room, complete with an island breakfast bar, Silestone worktops, and integrated AEG appliances. Additional features include underfloor heating and a balcony with lovely views. The property also boasts off-street parking, a separate utility room, large cabin with bar, an integral garage, and a separate annex with a lounge/bedroom, kitchen, and shower/WC. Woking is not just a fantastic place to live, but also offers excellent transport links for commuters. With direct trains to London Waterloo in approximately 25 minutes, and easy access to the M25, M3, and M4, Woking is well-connected for both business and leisure. Additionally, Heathrow and Gatwick airports are easily accessible for further travel.





College Lane, Woking, GU22 0EW

Approximate Gross Internal Area = 177.5 sq m / 1911 sq ft
 Outbuildings = 79.1 sq m / 851 sq ft
 Total = 256.6 sq m / 2762 sq ft

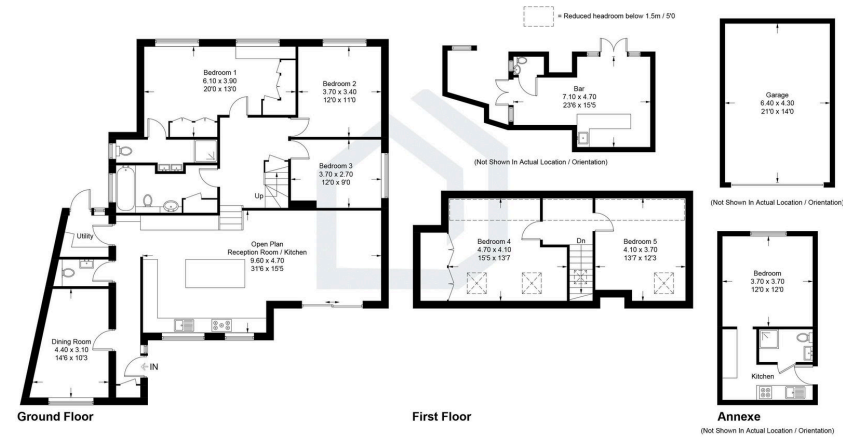
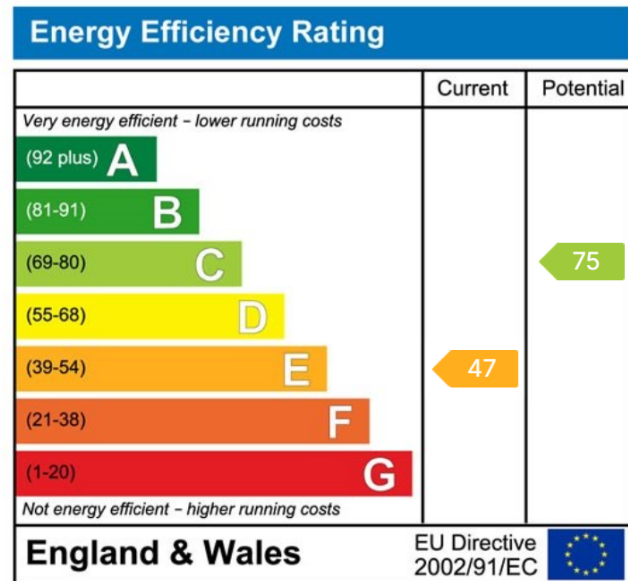


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181470)



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