

# MANNERS

## RESIDENTIAL

3 Bedroom Flat for Sale - £425,000

Allen House Park, Hook Heath, Woking, Surrey, GU22 0DB



### KEY FEATURES

- SPLIT LEVEL APARTMENT • LOCATED IN A HIGHLY REGARDED AREA • THREE BEDROOMS • TWO BATHROOMS & CLOAKROOM • TWO RECEPTION ROOMS • FAR REACHING VIEWS • GARAGE AND ALLOCATED PARKING SPACE • COMMUNAL GARDENS • BALANCE OF 999 YEAR LEASE • EPC RATING:- C78

## Description

We are delighted to offer this prestigious three bedroom split level executive apartment, located the highly regarded Hook Heath area with magnificent far reaching views towards the Surrey Hills.

The apartment is quietly situated in an elevated position in the heart of Hook Heath and forms part of a small traditionally styled block with extensive communal gardens and far reaching views towards the Surrey Hills. The split level accommodation comprises: Entrance hall, cloakroom, twin aspect lounge with double doors leading to the dining room, both with far reaching south easterly views, spacious kitchen, main bedroom with dressing area and en suite shower room, two further double bedrooms, family bathroom, gas central heating, allocated parking space and garage, communal gardens.

Allen House Park is located in the highly sought after Hook Heath, within a short walk of Woking Lawn Tennis & Croquet Club and Woking Golf Course, and within 2 miles of Woking town centre and mainline station.

## First Floor

**Hallway** - With stairs to split half landing and doors to living room and kitchen

**Cloakroom**. -

**Living Room** - With twin rear aspect offering far reaching views and double doors to dining room.

**Dining Room** - Rear access with far reaching views and open plan to kitchen area.

**Kitchen** - Fitted with a range of wood effect fronted units.

**Half Landing** - With airing cupboard, storage cupboard and doors to bedrooms 2 & 3 and family bathroom.

**Bedroom 2** - Front aspect and built in cupboard.

**Bedroom 3** - Front aspect.

**Family Bathroom** - Side aspect and fitted with a white suite.

## Second Floor

**Master Bedroom** - Rear aspect with walk in bay window offering far reaching views, dressing area and door to en suite shower room.

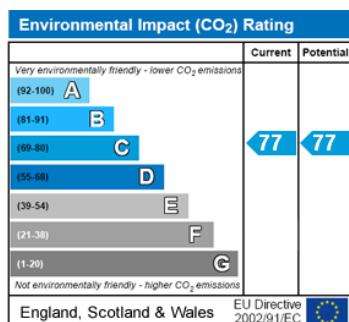
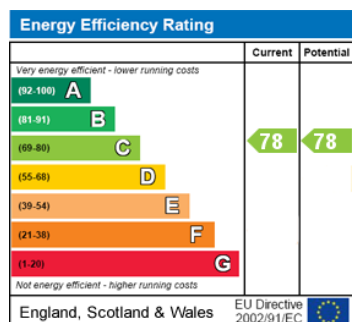
**En Suite Shower Room** - Fitted with a white suite.

## Exterior





**Outside** - The property is set amongst well kept communal grounds. There is an allocated parking space and a GARAGE in a conveniently positioned block.



**Additional Information:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

