

MANNERS

RESIDENTIAL

7 Bedroom House for Sale - £1,050,000

Blackbridge Road, Woking, Surrey, GU22 0DN



KEY FEATURES

- SEVEN BEDROOMS • FOUR BATHROOMS (THREE ENSUITE) • LARGE INTEGRAL GARAGE • PARKING FOR SEVERAL VEHICLES • SECLUDED REAR GARDEN • SOUGHT AFTER RESIDENTIAL POSITION • WALKING DISTANCE TO TOWN AND STATION • FREEHOLD • EPC RATING:- D75

Description

Individually designed and constructed in 2002 by reputable local builder J E Ellesley, this spacious traditionally styled detached house offers in excess of 3,300 sq ft of versatile accommodation over three floors, and is positioned in a sought after residential area on the borders of Hook Heath, within 1 km of both Hoe Valley Secondary School & Goldsworth Primary School as well as being within walking distance of Woking town centre and mainline station.

Woking main line train station offers fast and regular services direct to Waterloo (in as little as 25 mins) and a coach service to Heathrow. The town centre is next to the station and offers a comprehensive selection of shopping, dining and entertainment facilities including a theatre and cinema complex. Also within walking distance you can find Woking leisure centre, the park and swimming pool. A great choice of golf and health clubs are also easily accessible. In addition Woking offers swift road access to the M25, M3 & Heathrow airport.

Ground Floor

Porch - Harlyn is approached by a pathway leading to a recessed entrance porch with a part glazed to:

Entrance Hall - With oak flooring, radiator, under stairs cupboard and doors to all principal rooms, the garage and cloakroom.

Cloakroom - With double glazed window to side, fully tiled walls, low level w.c and vanity unit with inset wash hand basin.

Living Room - Double aspect room with double glazed window to side and French doors leading to the rear garden, open fireplace, oak flooring, 2 radiators and double doors to the dining room (also accessed from the hallway).

Dining Room - With double glazed French doors leading to the rear garden, oak flooring & radiator.

Study - With double glazed windows to front and radiator.

Kitchen/Breakfast Room - Double aspect room with double glazed windows to side and rear, and fitted with an extensive range of beech fronted units complimented with granite work tops, integral appliances, and space for a range cooker and large fridge/freezer. Tiled floor, space for breakfast table and door to utility room.

Utility Room - With double glazed window and door to side. Fitted work surface areas with space and plumbing for appliances beneath, butler sink, beech fronted eye and base level units, shoe rack, ceiling drying rack & radiator



Integral Garage - With twin electric up and over doors, wall mounted boiler and personal door to hallway.

First Floor

First Floor Landing - There is an impressive turning staircase from the hallway leading to a large galleried first floor landing, with double glazed window to front, two radiators, airing cupboard.

Bedroom One - Triple aspect room with double glazed windows to front and both sides, extensive range of built in wardrobes, two radiators and door to en suite bathroom.

En Suite One - With twin double glazed windows to side and fitted with a five piece suite comprising, oversized shower cubicle, bath, wash hand basin, w.c and bidet. Fully tiled walls, extractor fan and heated towel rail.

Bedroom Two - With double glazed windows to rear, range of built in wardrobes and door to en suite bathroom.

En Suite Two - With double glazed window to side and fitted with a four piece suite comprising, shower cubicle, bath, w.c., wash hand basin, tiled walls and heated towel rail.

Bedroom Three - With double glazed windows to rear, built in wardrobe, radiator and door to en suite shower room.

En Suite Three - With double glazed window to side and fitted with a three piece suite comprising, shower cubicle, w.c., wash hand basin, tiled walls and heated towel rail.

Bedroom Four - With double glazed windows to rear and radiator.

Bedroom Five - With double glazed windows to front and radiator.

Second Floor

Second Floor Landing - There is a turning staircase from the first floor landing leading to the galleried second floor landing, with skylight window.

Bedroom Six - With double glazed window to rear, built in wardrobe with access to eaves storage space.

Bedroom Seven - With double glazed window to front, radiator and door to a storage room with further access to eaves storage.

Shower Room - With Velux window, part tiled walls, heated towel rail. and three piece suite comprising shower cubicle, w.c., and wash hand basin.

Exterior

Outside - Harlyn is approached via a gravelled driveway with parking for several vehicles and a turning area. The property is screened to the front by mature hedgerow and fencing to both sides. There is a brick built bin store and gated side access to the rear garden. The property enjoys a secluded rear garden with a full width patio leading to an area of lawn, bordered by fencing and an attractive low garden wall with a well stocked bank beyond. There is also a substantially constructed garden shed with a tiled roof and stable door.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Approximate Gross Internal Area = 312.7 sq m / 3366 sq ft (Excluding Void)
 Shed / Store = 7.1 sq m / 76 sq ft
 Total = 319.8 sq m / 3442 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.