



116 Bishops Wood, Woking, GU21 3QD

Price Guide £440,000

- Three bedroom end of terrace family home
- Open plan kitchen/living room
- Gas central heating
- Private and enclosed South East facing garden
- Master bedroom with en-suite
- Garage in a block

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Spacious reception room that seamlessly flows into an open plan kitchen and lounge area. The bi-fold doors invite an abundance of natural light and create a harmonious connection between the indoor and outdoor spaces, making it an ideal setting for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests.

Outside, the private and enclosed rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.



Council Tax Band: D



Front Garden

Mostly laid to lawn with foot path leading to the composite front door.

Hallway

Wood floor, central ceiling light, radiator with cover, space for coat hooks and door leading to lounge.

Lounge

Light and bright spacious lounge with a double glazed window overlooking the front entrance, radiator, two ceiling lights, wood floor and open plan to the kitchen/dining area.

Kitchen/Dining area

Well designed kitchen with matching cream gloss eye and base level cupboards, tiled splash back, stainless steel sink and drainer and wood worktop creating a breakfast bar with space for two stools. Five burner gas hob, built in oven, microwave, wine fridge and space for tall fridge/freezer, dishwasher and washing machine. Continuation of the engineered wood flooring and stunning bi-fold doors leading to the private and enclosed rear garden. Two ceiling lights and space for a large dining table and chairs.

Stairs and landing to first floor

Carpeted staircase leading to the first floor and spacious landing with built in cupboard housing the Baxi boiler and doors leading to the bedrooms and bathroom.

Bedroom two

Double bedroom situated at the rear of the property with ample space for a king size bed, wardrobe and dressing table. Carpet, radiator, ceiling light and double glazed window overlooking the rear garden.

Bedroom three

Single bedroom with carpet, radiator, central ceiling light and double glazed window overlooking the front garden. Space for single bed and large wardrobe.

Family bathroom

Modern white bathroom suite comprising of a P shape bath with central tap, thermostatic shower, monsoon shower head with additional hose, low level toilet and hand basin on a pedestal. Down lights, tiled floor, extractor fan and discreet storage alcove.

Stairs and landing to second floor

Carpeted stairs leading to the second floor with door to the master bedroom

Master bedroom

Spacious master bedroom with double glazed window overlooking the rear garden and two Velux windows with fitted blinds. Wall of built in wardrobes with sliding doors, radiator, carpet, down lights and door leading to en-suite.

En-suite

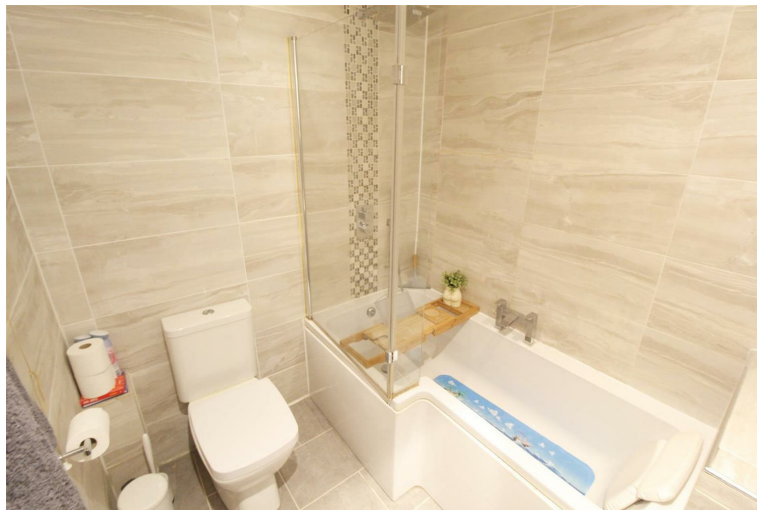
Contemporary en-suite with a tiled shower enclosure, low level toilet, hand basin built into a vanity unit, Velux window, extractor fan, floor to ceiling tiles and chrome heated towel rail.

Garden

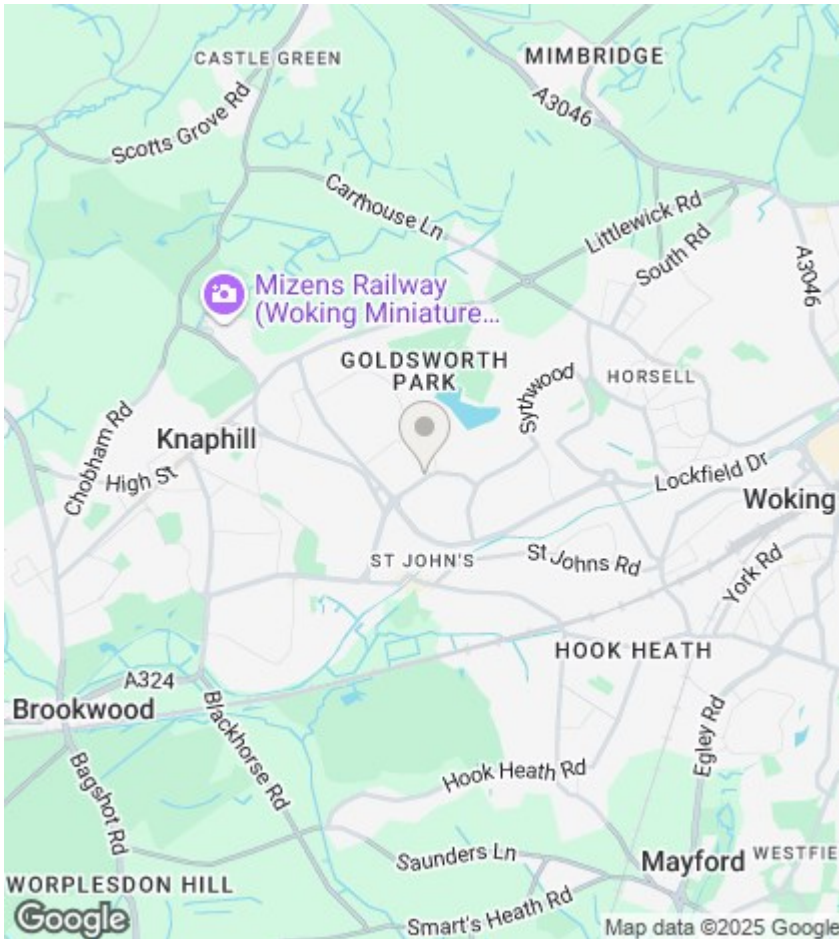
South East facing rear garden with curved brick wall that is private and enclosed with patio area, lawn and footpath leading to rear gate. Superbly positioned raised decking area and pergola with Wisteria.

Garage

Single garage in a block with up and over door







Directions

Head south-west on Lockfield Dr/A324 towards Sythwood At Robin Hood Roundabout, take the 3rd exit onto Denton Way Turn left onto Bishops Wood Turn left to stay on Bishops Wood Bishops Wood, Woking

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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	



Total area: approx. 81.9 sq. metres (881.7 sq. feet)
For illustration purposes only - not to scale