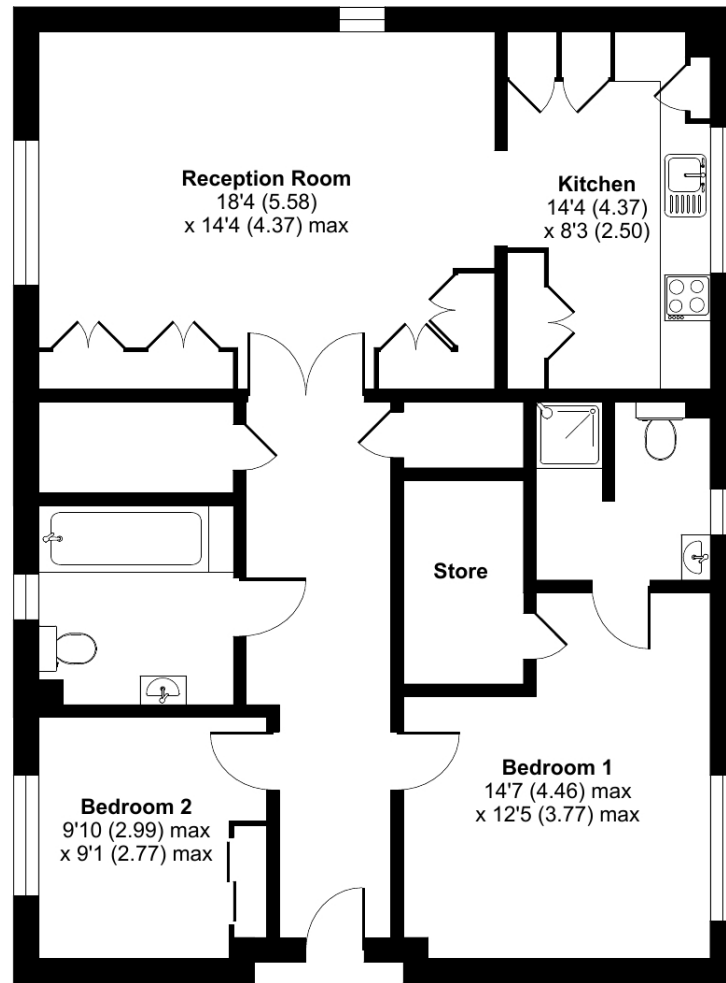




## Westfield Road, Woking, GU22

Approximate Area = 996 sq ft / 92.5 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Retirement Security Limited. REF: 1350961

**Talk to the team today to find out more:**

01483 672 581  
MayfordGrangeSales@retirementvillages.co.uk

Mayford Grange  
Mayford  
Surrey  
GU22 9AX



# Mayford Grange

RETIREMENT  
VILLAGES

*Spend more time doing the things  
you love*



## 18 The Fairways, Mayford Grange

*A bright and spacious newly  
decorated lift serviced first floor  
property*

**£399,000**

**Other charges apply**

**Leasehold**



2 Bedrooms



2 Bathrooms



Apartment

*Key features:*

- **Kitchen / Breakfast Room**
- **Master Bedroom with en suite**
- **Lift Service**
- **EPC: Rating C**



A bright and spacious two double bedroom first-floor property, set within the gardens of Mayford Grange. The front door opens into a spacious hall with two large storage cupboards, leading to a southwest-facing sitting room with a range of fitted furniture. A wide archway connects to the modern, well-appointed kitchen/breakfast room, which is fitted with a range of eye- and base-level units in a cream finish. Appliances include an integrated waist-height double oven, a four-ring ceramic hob with extractor over, a dishwasher, a washer-dryer, and a fridge-freezer.

The master bedroom features fitted cupboards and an en suite wet room with level-access shower, WC, and wash hand basin. The second double bedroom also includes a range of fitted cupboards. The main bathroom comprises a bath, WC, and wash hand basin.

An emergency call system is installed, and underfloor heating is provided throughout.

## Continue to live how you like and do what you love at Mayford Grange.

*Amenities and features:*

- **Community restaurant and bar**
- **On site hairdressers**
- **Landscaped gardens**
- **Calendar of resident events**
- **Great transport links**

Mayford Grange borders the Surrey Hills Area of Outstanding Natural Beauty. The village itself is adjacent to Sutton Green Golf Club, great for golfers and walkers. The nearby town of Woking provides essential amenities such as supermarkets, shopping centres, hotels, a doctor's surgery, a Post Office, museums and a church.

