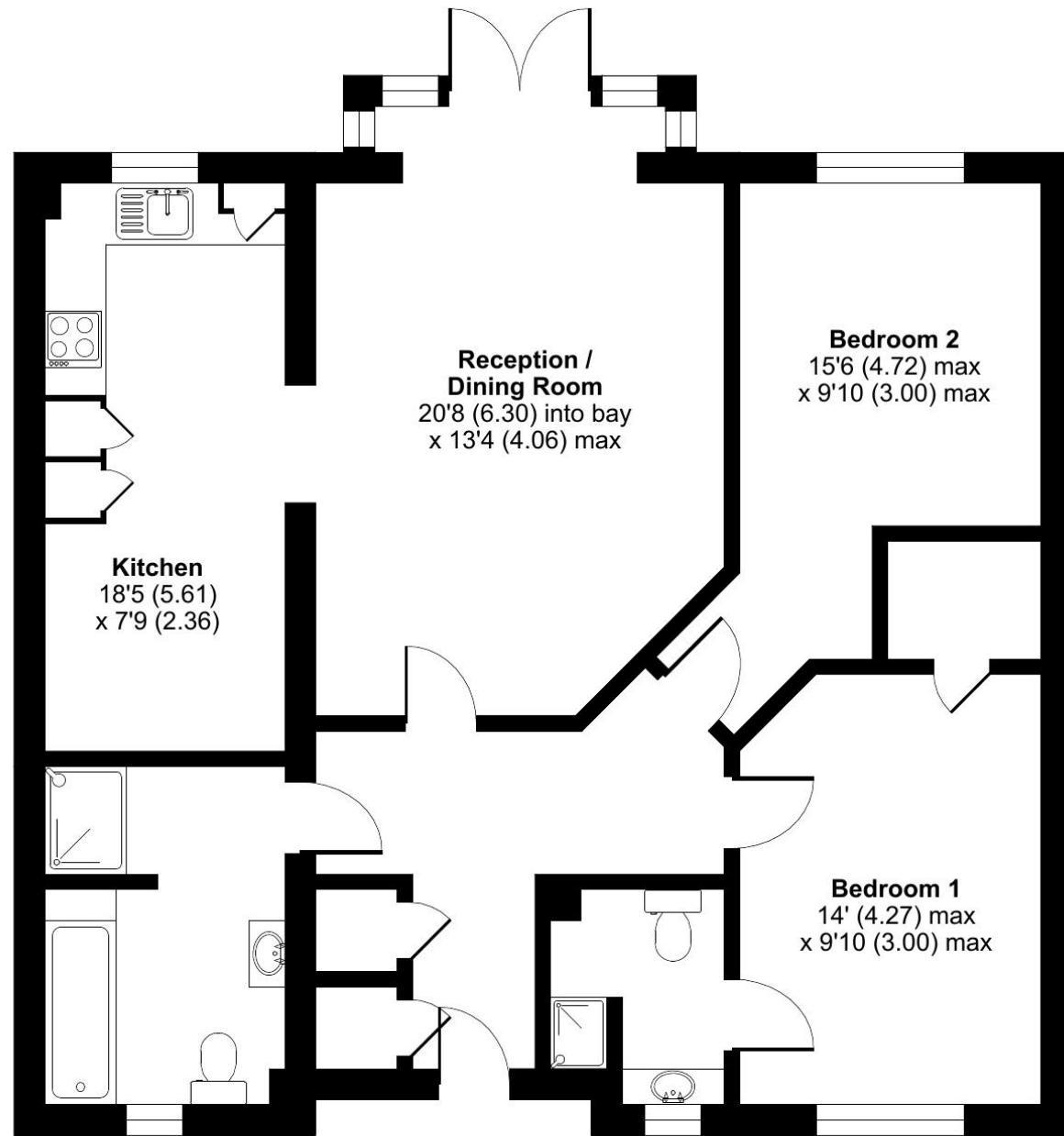


Westfield Road, Woking, GU22

Approximate Area = 985 sq ft / 91.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Retirement Villages. REF: 1175801

Talk to the team today to find out more or to arrange a visit:

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IRC | Integrated Retirement Community



Mayford Grange

Spending more time doing the things you love

RETIREMENT VILLAGES

20 Sutton Green Lodge



Inclusive of two years' service charge*

Newly decorated ground floor property in this very popular retirement village with a delightful patio overlooking the gardens.

£425,000

Leasehold*



Apartment



2 Bedrooms



2 Bathrooms



Private Terrace

Key features:

- Inclusive of two years' service charge*
- Sunny patio
- Kitchen / breakfast room
- EPC Rating: C



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

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.

Amenities and features:

- Community restaurant and bar
- On site hairdressers
- Landscaped Gardens
- A calendar of resident events
- Guest Suite
- Great transport links

Upon entering the property, the welcoming hallway provides access to the main living areas and features two practical storage cupboards. The spacious reception room benefits from French doors that open onto a sunny patio, creating a bright and inviting living space.

The generously sized kitchen/breakfast room is well-appointed with a comprehensive range of integrated appliances, including a fridge/freezer, double oven, electric hob, washer dryer, and dishwasher. There is also ample space to accommodate a dining table, perfect for everyday living and entertaining.

The principal double bedroom includes a walk-in wardrobe and a stylish en suite shower room. A second well-proportioned double bedroom and a large family bathroom, comprising a WC, wash hand basin, and bath complete the accommodation.

*** Inclusive of two years' service charge not to exceed £23,000**

