



LUCAS GREEN ROAD, GU24

KIER CHARLES

SURREY • BERKSHIRE • HANTS

LUCAS GREEN ROAD, GU24

AN EXTENDED FAMILY HOME ENJOYING CLOSE PROXIMITY TO THE HIGHLY REGARDED GORDONS SCHOOL.

This wonderful family home has been sympathetically extended creating a large ground floor layout which is ideal with modern day living.

The property still retains character, practicality and benefits from an outbuilding currently used as a living space and bar area.

There are two large receptions, kitchen/breakfast room, utility, WC & Shower room and garage/storage.

To the first floor there are three bedrooms and family bathroom, also loft access with potential to convert STPP.

The rear garden offers complete privacy and is of a good size and sunny aspect. An outbuilding with power and light is at the end of the garden enjoying the last of the sunset.

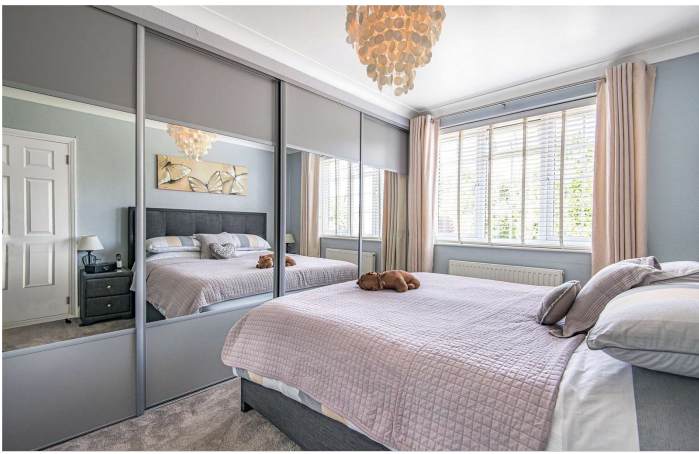
To fully appreciate the space, character and location a personal tour with Kier is recommended.

- **EXCELLENT SCHOOLS NEARBY**
- **1,521 SQ FT OVER TWO FLOORS**
- **POTENTIAL TO EXTEND**
- **EXTENDED TO THE GROUND FLOOR**
- **GOOD SIZE PRIVATE GARDEN**
- **NO CHAIN COMPLICATIONS**
- **OUTBUILDING WITH POWER AND LIGHT**

PROPERTY INFORMATION

Postcode | **GU24 9LU**
Tenure | **Freehold**
Price | **£635,000**
Viewing | **By appointment with Kier Charles**





Lucas Green Road, West End, Woking, GU24

Approximate Area = 1245 sq ft / 115.6 sq m

Garage = 71 sq ft / 6.5 sq m

Outbuilding = 205 sq ft / 19 sq m

Total = 1521 sq ft / 141.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kier Charles Property Services Limited. REF: 771903



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