



BOLDING HOUSE LANE, GU24

**KIER CHARLES**

SURREY • BERKSHIRE • HANTS

## BOLDING HOUSE LANE, GU24

VIEW WITH KIER.

GORDONS SCHOOL CATCHMENT AREA!

A wonderful opportunity to acquire this sympathically extended family home within walking distance to Gordons School and within the catchment area!

This lovely Four bedroom family home enjoys a master bedroom with ensuite, three further bedrooms complimented by a family bathroom and a good size loft offering potential to convert subject to planning.

To the ground floor there is a good size living room, snug area, opening to a fabulous open plan kitchen/family/dining room, utility room & WC.

The rear garden offers low maintenance with artificial grass and patio area. Also a large cedar building housing a hot tub.

To fully appreciate the space, location and condition an early viewing is recommended to avoid disappointment.

- **GORDONS SCHOOL CATCHMENT**
- **EXCELLENT PRIMARY SCHOOLS NEARBY**
- **ELECTRIC CAR POINT**
- **LOW MAINTENANCE GARDEN**
- **ELECTRIC GARAGE DOOR**
- **CEDA OUTBUILDING WITH HOT TUB**
- **FABULOUS LIVING SPACE IDEAL FOR A FAMILY**

### PROPERTY INFORMATION

Postcode | **GU24 9JJ**  
Tenure | **Freehold approximately 0years**  
Price | **£550,000**  
Viewing | **By appointment with Kier Charles**



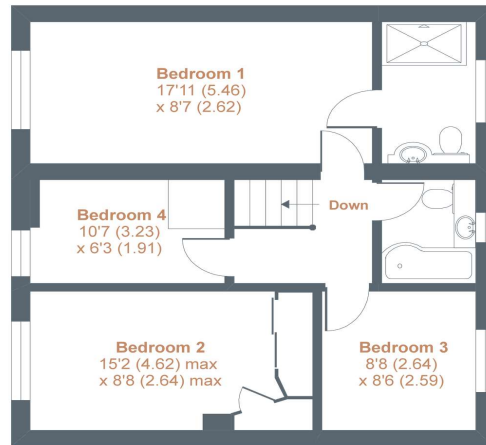




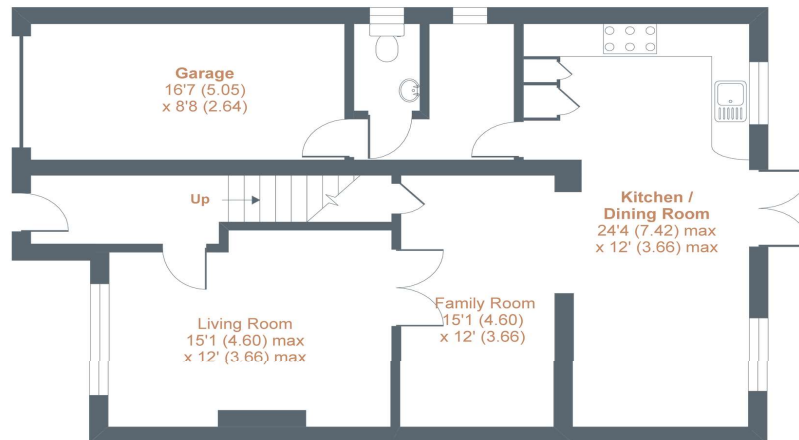
## Bolding House Lane, West End, Woking, GU24

Approximate Area = 1487 sq ft / 138.1 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecomm 2020. Produced for Kier Charles Property Services Limited. REF: 660767

KIER CHARLES  
PROPERTY SERVICES

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