POA | Freehold

Hook Heath Avenue, Woking, Surrey, GU22 0HN

LEADERS

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- Exceptional Six Bedroom Family Home
- Three Bathrooms
- Three Reception Rooms
- Prestigious Hook Heath Location
- 1/3 Acre Plot
- Substantial In/Out Driveway
- Swimming Pool
- South Facing Terrace Balcony Overlooking the Gardens
- Beautiful Kitchen
- Garden Cabin/Studio

An exceptional six-bedroom, three-bathroom detached family home occupying an enviable 1/3-acre plot in desirable Hook Heath.

Set behind a substantial frontage, with an in/out driveway providing parking for multiple vehicles, this attractive property offers over 3,100 square feet of beautifully presented accommodation, with well-manicured gardens.

Downstairs, there is an impressive entrance hall, a principal reception room which is dual-aspect and has doors to the garden, a further reception room, study, utility room, downstairs cloakroom and an en-suite bedroom.

The kitchen is stunning, with a central island, breakfast bar, space for dining and two sets of double doors opening onto the garden.

Upstairs, there are five bedrooms and two bathrooms, with the master bedroom being dual-aspect and featuring double doors leading to a south-facing, terrace-style balcony which overlooks the gardens.

The southerly rear garden is nicely landscaped and enjoys a large patio terrace which surrounds the swimming pool. The lawns lead to a detached cabin, which would serve as an ideal office, studio, gym, den, etc.

Hook Heath is a prestigious area on the fringes of Woking, with leafy, quiet and affluent surroundings, yet within easy reach of the town centre and transport links.

- Woking Station 1.4 Miles
- Woking Lawn Tennis Club 0.4 Miles
- David Lloyd Gym, Tennis & Spa 1.1 Miles
- Easy Access to Guildford, the A3, M3, M25 and Heathrow

Leaders highly recommend booking a viewing to fully appreciate this home.

Offered with no onward chain.

Approximate Area = 2887 sq ft / 268.2 sq m
Garage = 149 sq ft / 13.8 sq m
Outbuilding = 248 sq ft / 23 sq m
Total = 3284 sq ft / 305 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary.
Please verify independently before making decisions.Produced for Leaders Sales Ltd. REF: 1502279

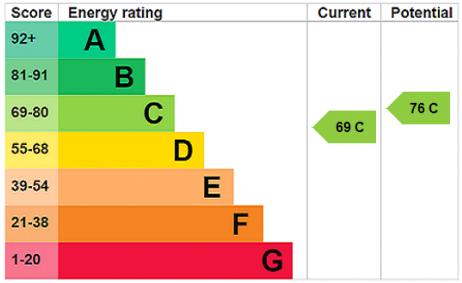
Key Information

Local Authority
Woking Borough Council

Council Tax
Band = H

Tenure
Freehold

EPC
Rating = C



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