CURCHODS







35 Downsview Avenue

Woking, Surrey, GU22 9BT

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Guide Price £999,950

Freehold



Extensively renovated and thoughtfully extended in 2021, this beautifully presented four-bedroom home offers a superb balance of contemporary style and practical family living. Highly considered in its design and finished to an excellent standard, the property provides approximately 2,007 sq ft of well-planned accommodation, with generous reception space and a layout that works particularly well for modern family life.

Situated at the end of a quiet cul-de-sac, the house makes an immediate impression with its attractive exterior and generous frontage. Inside, the accommodation is filled with natural light, creating a bright and welcoming feel throughout.

The heart of the home is undoubtedly the impressive open-plan kitchen/dining room. Generously proportioned and designed for both everyday family life and entertaining, it features a stylish contemporary kitchen, a substantial central island and extensive glazing overlooking the garden. The adjoining dining area provides ample space for a family table, with the overall layout creating a wonderful sense of openness and connection to the outside.

A separate sitting room offers a more relaxed retreat, while a dedicated study provides valuable space for home working. A separate utility room and ground-floor cloakroom add further practicality.

Upstairs, four well-proportioned bedrooms are arranged around the landing, served by the family bathroom and en-suite to principal bedroom. The accommodation is well balanced, offering flexibility for growing families, guests or those requiring additional workspace.

Outside, the property benefits from a garage and driveway parking, together with an electric vehicle charging point.





EPC C | Council Tax Band E

Key Features

- Beautifully presented and highly stylised four-bedroom family home
- Extensively renovated and extended in 2021
- Situated at the end of a quiet cul-de-sac
- Impressive open-plan kitchen/dining room with central island & under-floor heating
- Separate, spacious sitting room
- Dedicated study
- Separate utility room and ground-floor cloakroom
- Four well-proportioned bedrooms
- Well-appointed family bathroom and additional shower facilities

Location

Woking railway station is approximately 1.2 miles away, providing regular services into London Waterloo, with local bus connections also accessible nearby.
Located Set within the established residential neighbourhood the property is well placed for families, with Kingfield and Westfield primary schools both close by, together with St John the Baptist Catholic Comprehensive School and Hoe Valley School.
Everyday amenities are available nearby, including local shops and convenience stores, while Woking town centre offers a wider selection of shopping, restaurants and leisure facilities.

Additional Information

We have been informed by the vendor the property benefits from mains gas, electric, water & drainage







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Approximate Area = 2007 sq ft / 186.4 sq m
Garage = 230 sq ft / 21.3 sq m
Total = 2237 sq ft / 207.7 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. Produced for Simpsons Estate Agents ta Curchods. REF: 1540728

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