



WOKING

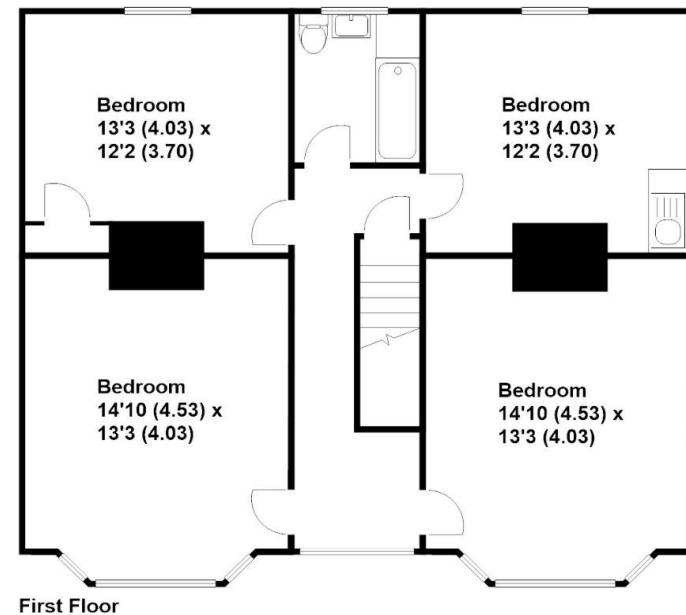
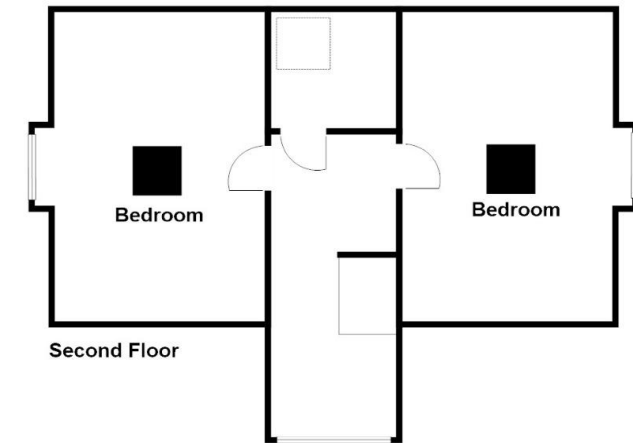
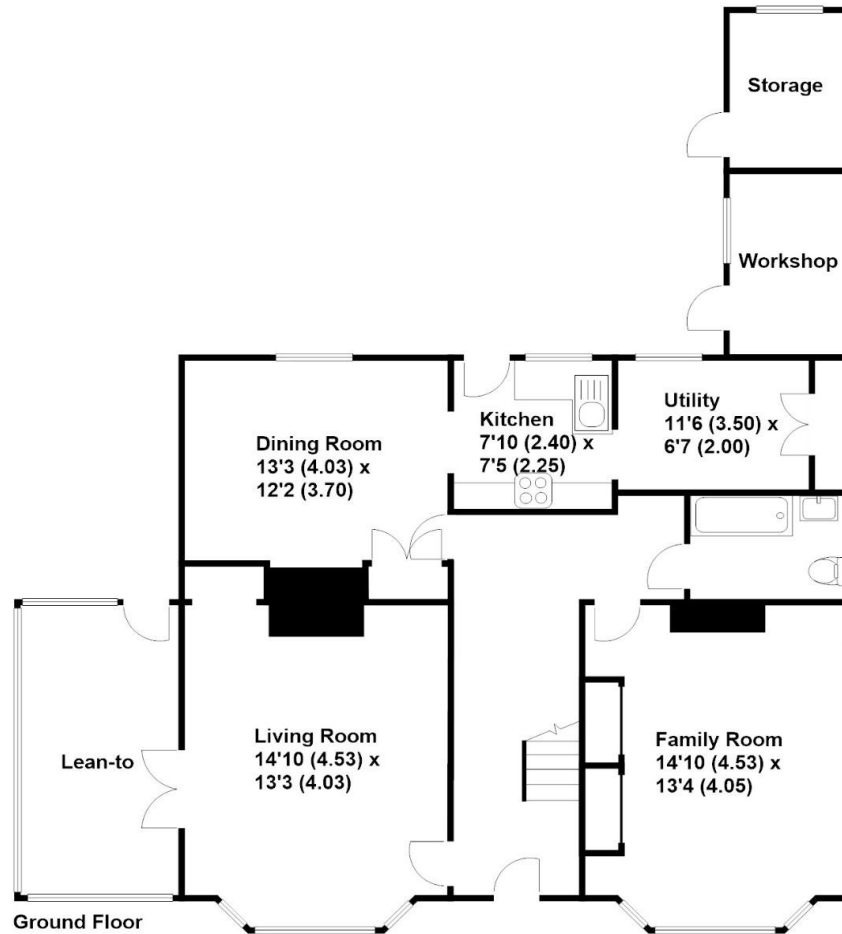
**Offers in Excess of
£1,000,000**

Introducing to the market for the first time in over six decades, this substantial six-bedroom detached period residence presents a rare and exciting opportunity. In need of modernisation, the property offers a wealth of potential.



Claremont Avenue, Woking

Approximate gross internal floor area 2530 sq/ft - 235 m/sq



Claremont Avenue, Woking, Surrey, GU22

- **Substantial Period Residence**
- **In Need Of Modernisation**
- **Potential To Extend or Redevelop STPP**
- **Large Rear Garden**
- **Driveway & Garage**
- **Central Town Location**
- **NO ONWARD CHAIN**

Introducing to the market for the first time in over six decades, this substantial six-bedroom detached period residence presents a rare and exciting opportunity. In need of modernisation, the property offers a wealth of potential for enhancement, whether through extension or redevelopment, subject to the necessary planning consents. Its generous proportions and classic architectural features make it an ideal canvas for creating a bespoke family home.

The property boasts a large rear garden, providing ample space for outdoor living and future landscaping projects. To the front, a private driveway offers off-street parking and leads to a dilapidated, detached garage, ensuring practical convenience for residents and visitors alike. The home's period character combined with its spacious plot makes it a standout opportunity for buyers with vision.

Perfectly positioned in a central town location, the property benefits from excellent access to local amenities, transport links, and schools. Offered to the market with no onward chain, this residence is ready for immediate purchase. Early viewings are highly recommended and can be arranged exclusively through the vendor's sole agents.

Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offer a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the South East. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). Positioned within close proximity to Woking Park, Leisure Centre and David Lloyd Club as well as within easy walking distance to Woking Mainline Station.

Tenure: Freehold - Council Tax Band G - EPC Rating F

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



