



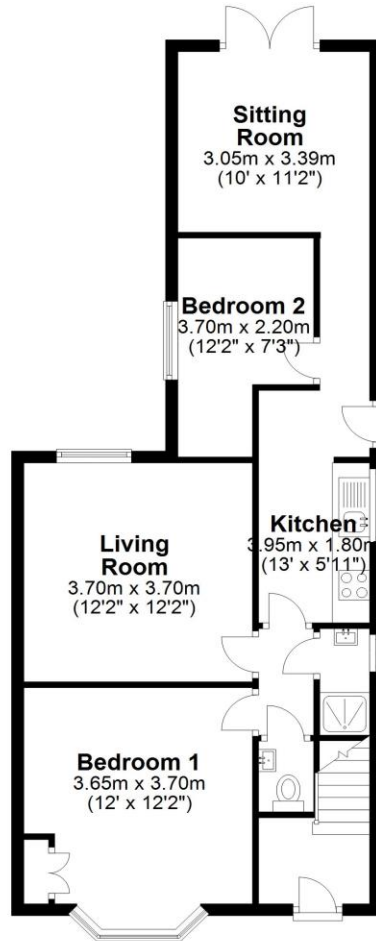
**WOKING**

**£450,000**

**An exceptional and rare investment opportunity to obtain this property, expertly transformed into two self-contained maisonettes.**

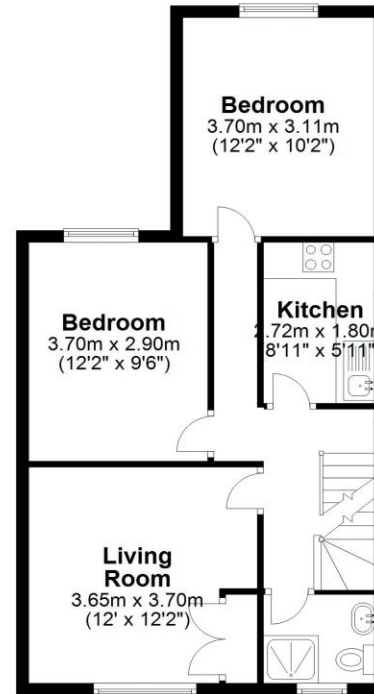
### Flat 1, Ground Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



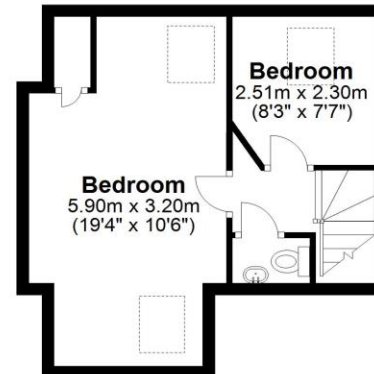
### Flat 2, First Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



### Second Floor

Approx. 28.0 sq. metres (301.8 sq. feet)



Total area: approx. 145.1 sq. metres (1561.6 sq. feet)

## Arnold Road, Woking, Surrey, GU21

- **Rare Opportunity**
- **Converted Into Two Self Contained Maisonettes**
- **Ground Floor Maisonette With 2 Bedrooms**
- **First Floor Maisonette With 3 Bedrooms**
- **Direct Access To A Garden**
- **Great Investment**
- **Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

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The ground floor showcases a delightful two-bedroom maisonette, while the first floor offers an expansive three-bedroom option. Uniquely, residents can enjoy direct access to a private garden, enhancing the overall appeal of the property. Conveniently positioned within walking distance of a mainline station, this location further adds to the property's desirability.

A notable advantage is that this property is available for purchase with no onward chain, facilitating a hassle-free transaction process for potential buyers.

Woking town centre has undergone significant enhancements, transforming it into a vibrant and contemporary cosmopolitan hub. It boasts a diverse selection of bars, cafes, and restaurants, catering to various tastes. The Peacocks centre with a range of shops, houses the esteemed New Victoria theatre and a multi-screen cinema. Woking takes pride in its exceptional commuter rail station, widely recognised as one of the finest in the south-east. With its swift and frequent service to London Waterloo (23 mins), it offers a convenient option for commuters. With access just 5 miles away (J10, M25/A3), the motorway network enables effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). For those who enjoy a delightful walk or cycle ride, the tranquil Basingstoke Canal whose walkways and towpaths gracefully wind their way through Woking, serve as a constant reminder of the nearby open spaces and serene countryside.

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.



