



WOKING

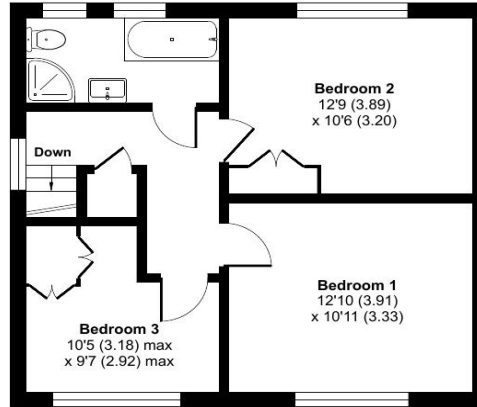
£600,000

Nestled in a sought after cul-de-sac, this property offers the perfect blend of convenience and spacious living. Situated just a short stroll away from Woking Town Centre and its mainline station.

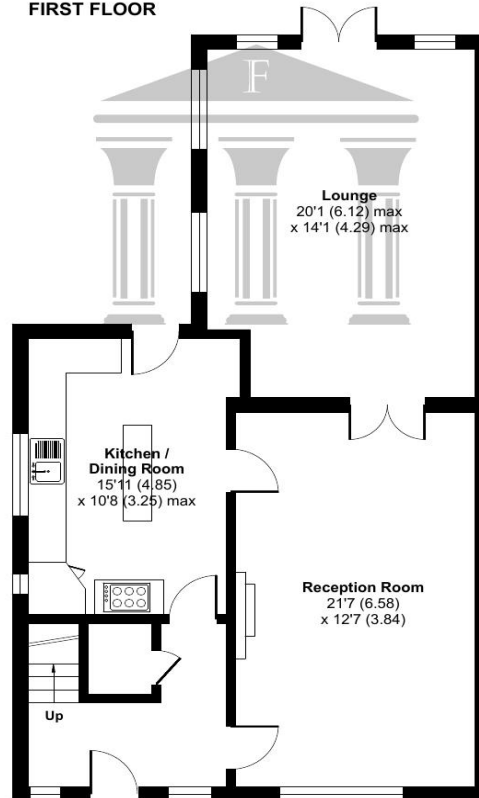
Cavendish Road, Woking, GU22

Approximate Area = 1349 sq ft / 125.3 sq m

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). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 1038629

Cavendish Road, Woking, Surrey, GU22

- **Three Bedroom Semi Detached Home**
- **Cul-de-sac Location**
- **Dual Aspect Living Room**
- **Separate Dining Room**
- **15ft Kitchen/Breakfast Room**
- **Modern Bathroom**
- **Off Street Parking**
- **NO ONWARD CHAIN**

Nestled in a sought after cul-de-sac, this property offers the perfect blend of convenience and spacious living. Situated just a short stroll away from Woking Town Centre and its mainline station, the location could not be more ideal for those who value accessibility and a vibrant urban lifestyle.

As you step inside, you will be pleasantly surprised by the generous proportions of this home. The ground floor boasts a spacious 20ft dual aspect living room, a 21ft dining room featuring a charming central fireplace, and a 15ft kitchen/breakfast room, including the potential for a downstairs cloakroom. Upstairs, three sizeable bedrooms and a family bathroom. Outside, the property provides the convenience of off-street parking. With the added benefit of being offered to the market with NO ONWARD CHAIN, this residence presents a fantastic opportunity for those looking for a spacious, well-located home in Woking.

Woking has a good selection of leisure centres, swimming pools and gyms. A modern and busy cosmopolitan town, Woking has an eclectic array of bars, cafes and restaurants. The town also has a wide variety of shops particularly in the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Within easy access, Woking's mainline station offer a fast and frequent rail services to London Waterloo in approx 23 minutes. The Basingstoke Canal meanders through the heart of Woking, an ever-present reminder of the proximity of open space, calm and countryside. The motorway network can be accessed just 5 miles away (J10, M25/A3), allowing straightforward road travel to central London (about 28 miles) and airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band E - EPC Rating C

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.



