

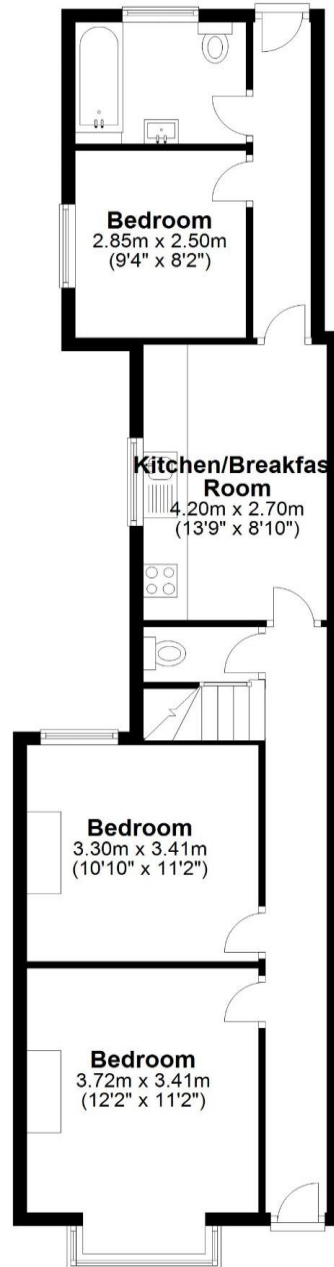


WOKING
£425,000

Welcome to this well positioned terraced property in the heart of Woking, ensuring convenience at every turn. Currently configured as a House of Multiple Occupancy (HMO), this versatile property presents an excellent investment opportunity with a steady monthly income of £2860pcm.

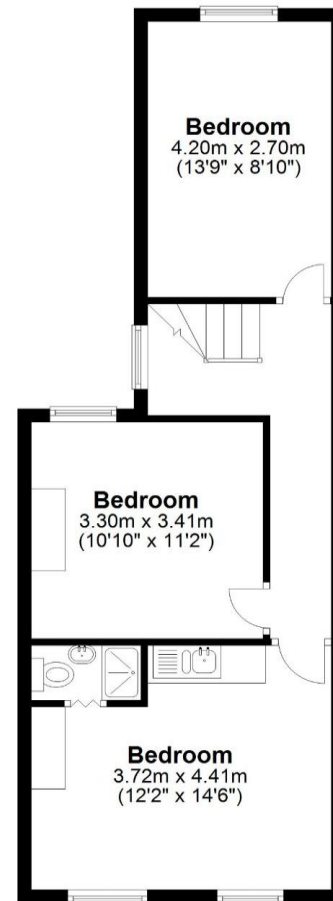
Ground Floor

Approx. 65.3 sq. metres (703.1 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 113.2 sq. metres (1218.5 sq. feet)

Walton Road, Woking, Surrey, GU21

- **5/6 Bedroom HMO**
- **Monthly Income £2,860PCM**
- **Communal Kitchen & Bathroom**
- **En-Suite To One Of The Bedrooms**
- **Private Rear Garden**
- **Off Street Parking**
- **Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

Welcome to this well positioned terraced property in the heart of Woking, ensuring convenience at every turn. Currently configured as a House of Multiple Occupancy (HMO), this versatile property presents an excellent investment opportunity with a steady monthly income of £2860pcm. The interior boasts five/six bedrooms, including an en-suite in one of the rooms, a communal bathroom, and a spacious communal kitchen, a perfect setup for a comfortable and communal living experience.

Beyond the interiors, the property offers a private rear garden, providing a tranquil outdoor space for relaxation or social gatherings. Additionally, the convenience extends to off-street parking for one vehicle at the front. With scope for improvement, this property is a canvas waiting for your personal touch to enhance its potential further. An attractive feature is the absence of an onward chain, streamlining the buying process and making this property a compelling investment or residence option in the heart of Woking.

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.

Council Tax Band D - EPC Rating D

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.



