



WOKING

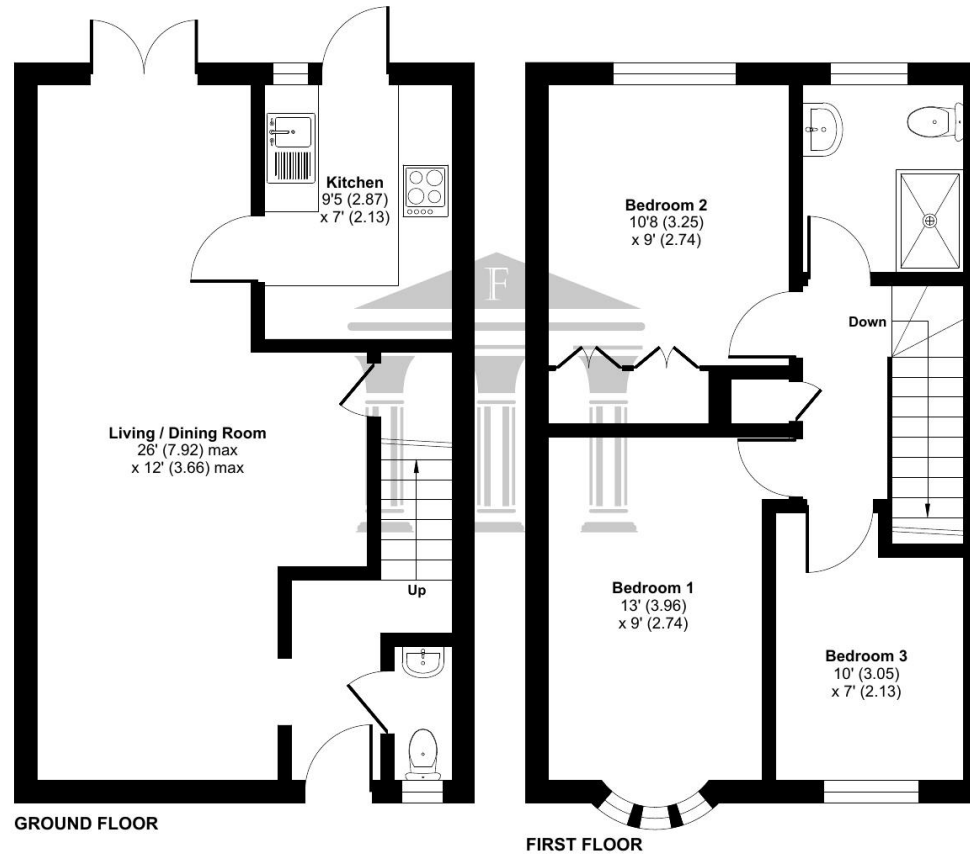
£500,000

Nestled in the highly sought after south side of Woking, this property boasts an enviable location within a short stroll of Woking Town Centre and its mainline station, offering effortless access to urban conveniences and commuter links

Ockenden Road, Woking, GU22

Approximate Area = 809 sq ft / 75.1 sq m

For identification only - Not to scale



Ockenden Road, Woking, Surrey, GU22

- **Three Bedroom Terraced Home**
- **Double Aspect Living Room**
- **Newly Fitted Kitchen With Integrated Appliances**
- **Downstairs Cloakroom**
- **Newly Fitted Bathroom**
- **Garage In A Block**
- **Highly Sought After Location**

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Impeccably presented throughout, the residence exudes modern elegance, accentuated by recently installed features including a newly fitted kitchen and bathroom. The spacious double aspect reception room serves as a versatile hub for relaxation and entertainment, complemented by abundant natural light that filters through the double glazed windows. The luxury appointed kitchen, complete with integrated appliances, reflects a commitment to both style and functionality, while a convenient downstairs cloakroom enhances everyday living.

Outside, the low maintenance rear garden provides a serene retreat with a rear access gate for added convenience, ideal for alfresco dining or leisurely moments. Additionally, the property benefits from a garage situated in a block at the rear, offering secure parking or versatile storage options. With the added allure of being a stone's throw from Woking Park, this residence epitomises the epitome of contemporary living in a coveted location.

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 offers 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, travellers benefit from a highly efficient coach service to Heathrow Airport, and 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). Council Tax Band D - EPC Rating C - Tenure: freehold

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.



