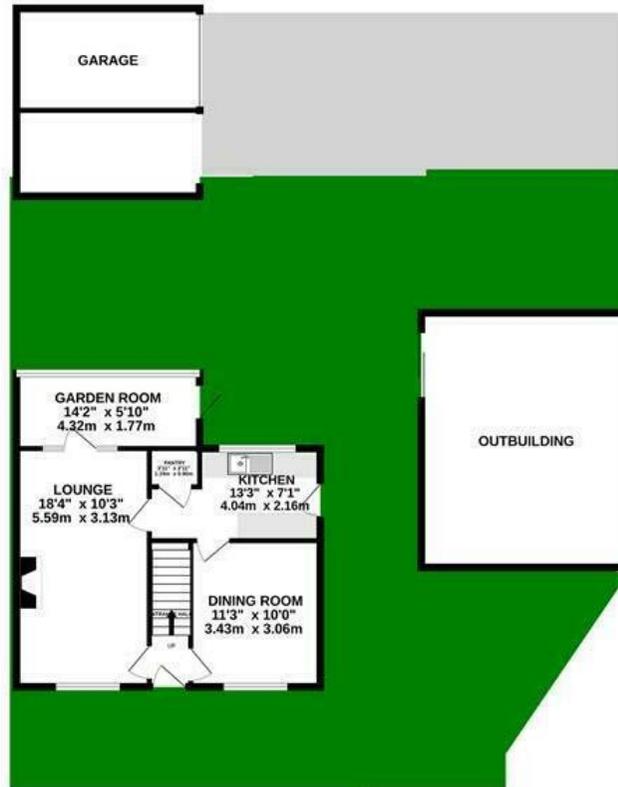




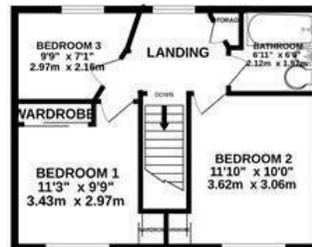
WOKING
GUIDE PRICE £600,000

Situated on a spacious corner plot, this semi-detached residence presents an exceptional opportunity for expansion or redevelopment, subject to the usual consents.

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



East Hill, Woking, GU22

- **Three Bedroom Semi Detached**
- **Corner Plot With Potential To Extend STPP**
- **Two Separate Reception Rooms**
- **Detached Garage & Carport**
- **Detached Outbuilding**
- **Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

Situated on a spacious corner plot, this semi-detached residence presents an exceptional opportunity for expansion or redevelopment, subject to the usual consents. The current accommodation comprises two separate reception rooms, providing ample living and dining spaces, complemented by a garden room that opens onto the rear garden. Upstairs, the property features three well-proportioned bedrooms, ideal for family living or home office use. With its traditional layout and ample natural light, this home offers a solid foundation for modern enhancements to suit your personal style and needs.

Externally, the property includes a detached garage and carport, offering secure parking and storage solutions, alongside a versatile detached outbuilding perfect for a workshop or additional storage. The garden provides a serene outdoor space for relaxation and entertaining. Conveniently located within walking distance of the mainline station and town centre, this property combines the best of suburban tranquillity with easy access to local amenities and transport links. Offered to the market with no onward chain, this home is poised for its next chapter, whether as a comfortable family residence or a project for creative redevelopment.

Location - Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.

Council Tax Band E - EPC Rating D - 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.



