

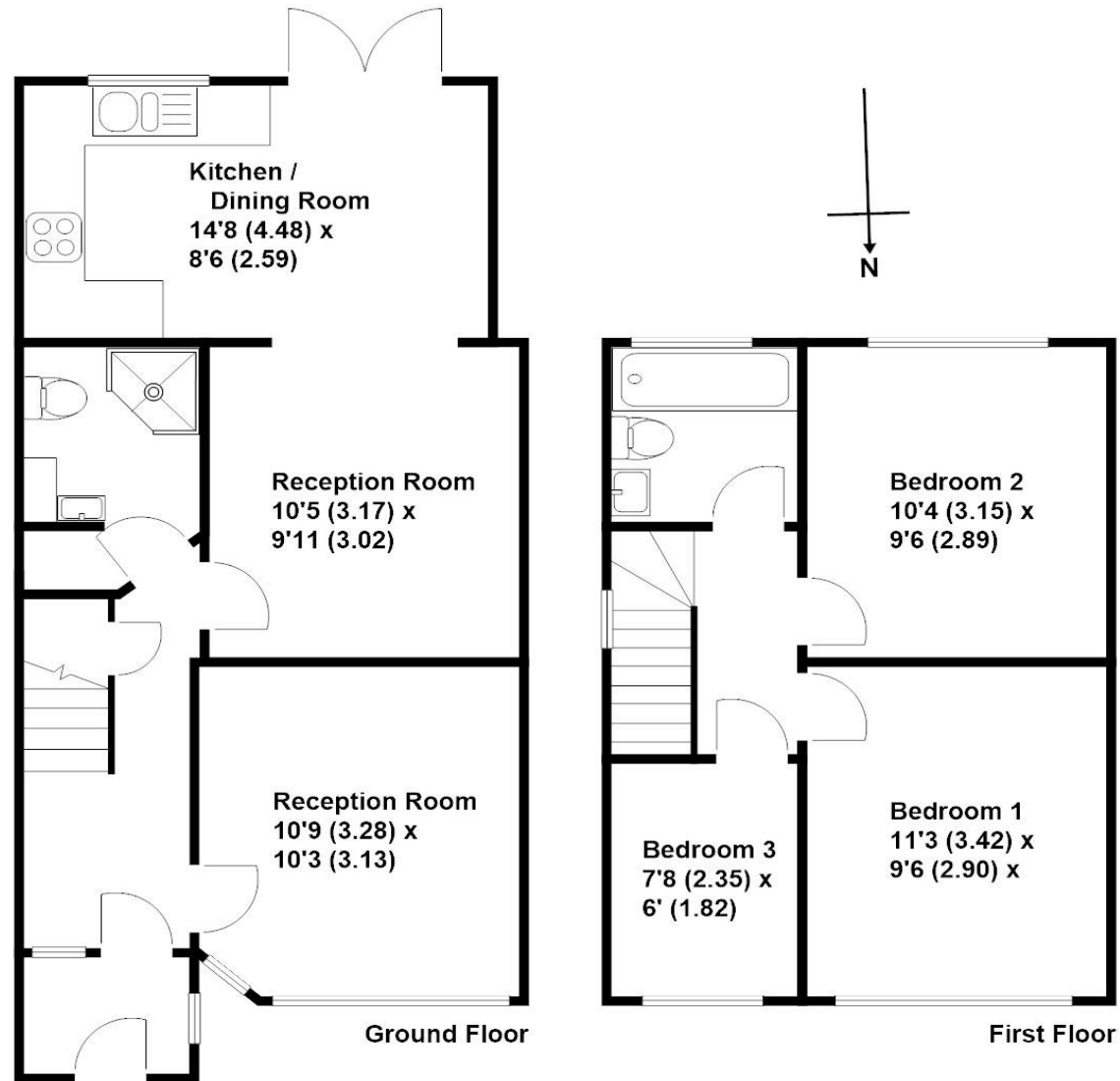


WOKING

£475,000

Welcome to this beautifully presented semi-detached home, a perfect blend of modern comfort and classic charm. Step inside to discover a modern fitted kitchen/breakfast room, ideal for culinary enthusiasts.

Selwood Road, Woking
Approximate gross internal floor area 854 sq/ft - 79.3 m/sq



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Selwood Road, Old Woking, Woking, Surrey, GU22

- **Semi Detached Family Home**
- **Kitchen/Breakfast Room**
- **Two Reception Rooms**
- **Downstairs Shower Room & Utility Area**
- **Three Bedrooms**
- **Family Bathroom**
- **Off Road Parking**
- **Walking Distance Of Local Amenities**

Welcome to this beautifully presented semi-detached home, a perfect blend of modern comfort and classic charm. Step inside to discover a modern fitted kitchen/breakfast room, ideal for culinary enthusiasts. The home also features two reception rooms, offering versatile spaces for relaxation, entertaining, or a home office. A convenient downstairs shower room with a utility area completes the ground floor, adding to the home's functional layout.

As you ascend the stairs, you will find three bedrooms, each providing a peaceful retreat for rest. The well-appointed family bathroom. This home's thoughtful design and attention to detail are evident throughout, making it a haven of comfort and style.

Outside, the rear of the property boasts a beautifully kept enclosed garden, perfect for outdoor activities and tranquil moments. A charming garden room, offering additional space for a home office, studio, or relaxation. The front of the property features a driveway with off-street parking for two cars, enhancing convenience for busy households. The property benefits from double glazing throughout and is ideally located within walking distance of local amenities and schools. This home provides both convenience and a sense of community.

Perfectly placed for commuting into London, this property offers easy access to Woking Station, providing a fast and frequent service to Waterloo Station in under 30 minutes. Both the M25 and M3 are less than 15 minutes away by road, ensuring seamless connectivity to the South of England and beyond. Situated just 25 miles south of the capital, Woking is also conveniently located 30 miles from Gatwick and under 20 miles from Heathrow. The area is surrounded by picturesque country parks, commons, heathland, and long stretches of scenic walks along the Basingstoke Canal and the Wey Navigation, making it an ideal blend of urban convenience and natural beauty.

Council Tax Band D - EPC Rating D - Tenure: Freehold



