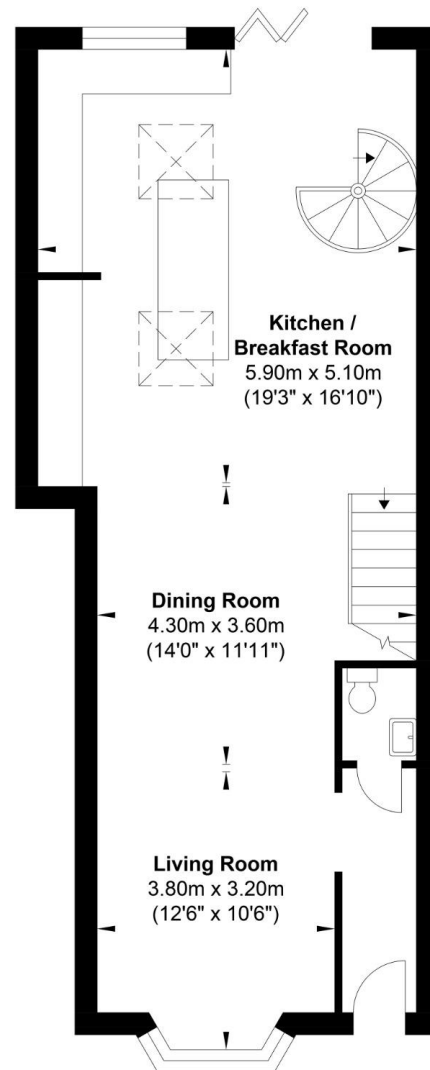




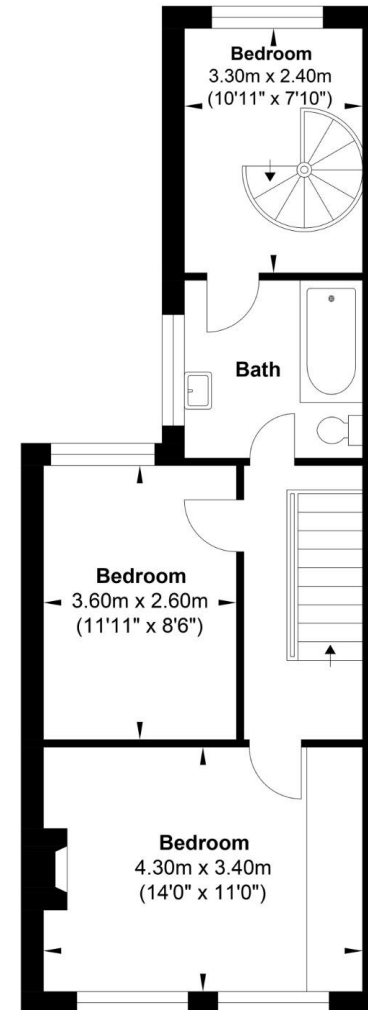
WOKING

£500,000

This remarkable semi-detached family home is a true gem, boasting an expansive and versatile open-plan ground floor that offers endless possibilities for modern living.



Ground Floor



First Floor

Gross Internal Floor Area : 104.4 m2 ... 1124 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.

High Street, Old Woking, Woking, Surrey, GU22

- **Beautifully Presented Semi Detached Residence**
- **Three Bedrooms**
- **Open Plan Kitchen/Dining/Living Room**
- **Downstairs Cloakroom**
- **South Facing Rear Garden With Decking Area**
- **Backing Onto the River Wey**

This remarkable semi-detached family home is a true gem, boasting an expansive and versatile open-plan ground floor that offers endless possibilities for modern living. The thoughtfully designed layout includes ample space for a comfortable living area, a dedicated dining space, a cosy family zone, and a well-appointed kitchen/breakfast room. The living area features a charming fireplace, creating a warm and inviting atmosphere. Beautiful wood flooring runs throughout the main living spaces, seamlessly transitioning to ceramic tile in the kitchen area, which is also conveniently accessed through a side door.

The kitchen is a stylish and functional centerpiece of the home, featuring classic 'Shaker' style cabinetry with integrated appliances, including a fridge, freezer and dishwasher. The kitchen also boasts a 'Belfast' sink, oak countertops, and a central island with additional storage and oak work surfaces. Bi-fold doors open to the beautifully landscaped south-facing rear garden, where you will find two deluxe windows and multiple ceiling downlighters enhancing the space with natural light. Upstairs, the layout is uniquely charming, offering two double bedrooms, each with its own character. The front bedroom features built-in furniture, while the second and third bedrooms provide stunning views of the river and the meadow beyond. Access to the third bedroom is either through the bathroom or via a spiral staircase, adding to the home's distinctive appeal. The period-style bathroom is elegantly finished with half-height panelling and a luxurious rainhead shower over the bath. Additional features of the home include a ground floor cloakroom, a side passage for convenient bin storage, gas-fired central heating, and UPVC double-glazed windows.

The rear garden has been cleverly landscaped and includes patio area, block paved pathway, further decked area to the rear of the garden and a jetty backing onto the river. There are also two garden sheds with power to the larger of the two.

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



