

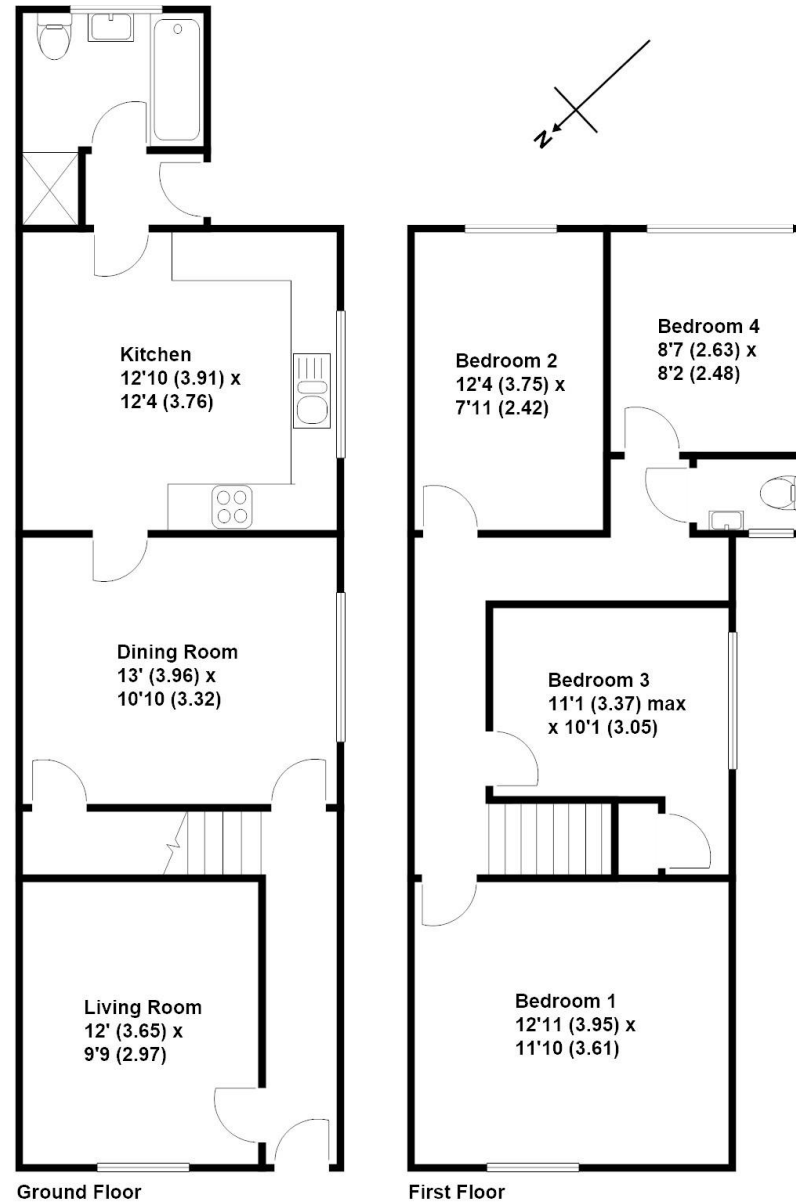


WOKING

£475,000

Nestled within walking distance of Woking Town Centre and its highly sought-after mainline station, this spacious property is currently configured as a five-bedroom HMO, offering an excellent investment opportunity or versatile family living.

Princess Road, Woking
Approximate gross internal floor area 1134 sq/ft - 105 m/sq



These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested
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Princess Road, Woking, Surrey, GU22

- **Currently Set Up as a Five Bedroom HMO**
- **Semi Detached House**
- **Spacious Kitchen**
- **Two Separate Reception Rooms**
- **Downstairs Bathroom**
- **Off Road Parking**
- **Walking Distance of Mainline Station**

Nestled within walking distance of Woking Town Centre and its highly sought-after mainline station, this spacious property is currently configured as a five-bedroom HMO, offering an excellent investment opportunity or versatile family living.

The ground floor features a well-proportioned kitchen/breakfast room that serves as the heart of the home, complemented by two separate reception rooms ideal for communal or individual use. Additionally, the property includes a convenient downstairs bathroom, ensuring practicality and comfort for all occupants. The property is enhanced by double glazed windows and gas central heating, contributing to year-round comfort and energy efficiency.

Outside, a low-maintenance rear garden offers an outdoor area perfect for relaxation without the upkeep of a larger space. This property balances convenience, space, and functionality, making it an attractive option close to the vibrant amenities of Woking.

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 offer 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, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling 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 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.



