



WOKING

£600,000

**Nestled in a peaceful cul-de-sac,
this well-presented semi detached
home enjoys a prime location
within easy reach of Woking Town
Centre and its mainline station.**

Poundfield Gardens, Woking, GU22

Approximate Area = 1316 sq ft / 122.3 sq m

Limited Use Area(s) = 111 sq ft / 10.3 sq m

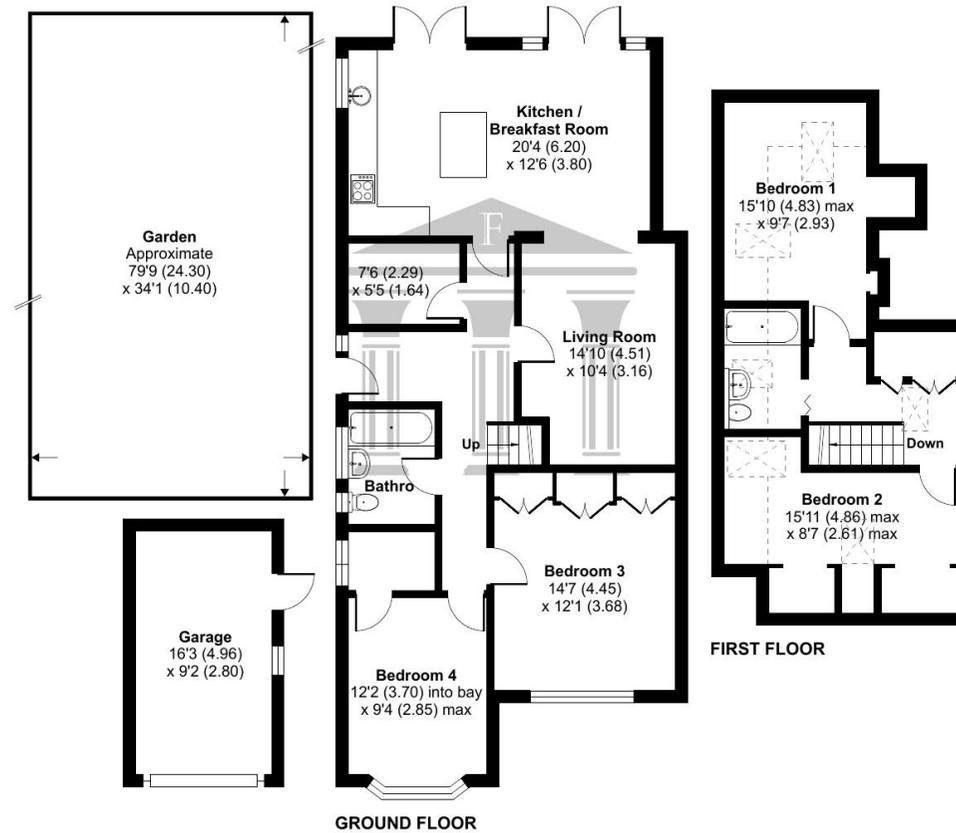
Garage = 149 sq ft / 13.8 sq m

Total = 1576 sq ft / 146.4 sq m

For identification only - Not to scale



Denotes restricted head height



Poundfield Gardens, Old Woking, Woking, Surrey, GU22

- **Four Bedroom Semi-Detached Chalet Bungalow**
- **Two Bathrooms**
- **Off Road Parking**
- **Detached Garage**
- **Good Size Mature Rear Garden**
- **Cul-de-sac Location**
- **Easy Reach Of Mainline Station**
- **NO ONWARD CHAIN**

Nestled in a peaceful cul-de-sac, this well-presented semi detached home enjoys a prime location within easy reach of Woking Town Centre and its mainline station, offering excellent transport links. Designed for modern living, the home boasts a stunning open-plan kitchen/dining/living room, creating a bright and versatile space for both relaxation and entertaining. A separate utility room adds convenience, ensuring functionality is seamlessly integrated into the home's design.

The thoughtfully arranged accommodation includes two well-proportioned ground-floor bedrooms, complemented by a stylish family bathroom. Upstairs, two additional bedrooms provide further comfort, along with a second bathroom to enhance practicality for a growing family or visiting guests. The layout offers flexibility, making it ideal for a variety of lifestyle needs.

Externally, the property features a generous driveway with ample parking, leading to a detached garage. The generous mature rear garden provides a tranquil outdoor retreat, perfect for enjoying nature or entertaining. Offered to the market with NO ONWARD CHAIN, this home presents a fantastic opportunity for a smooth and stress-free purchase.

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

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.



