

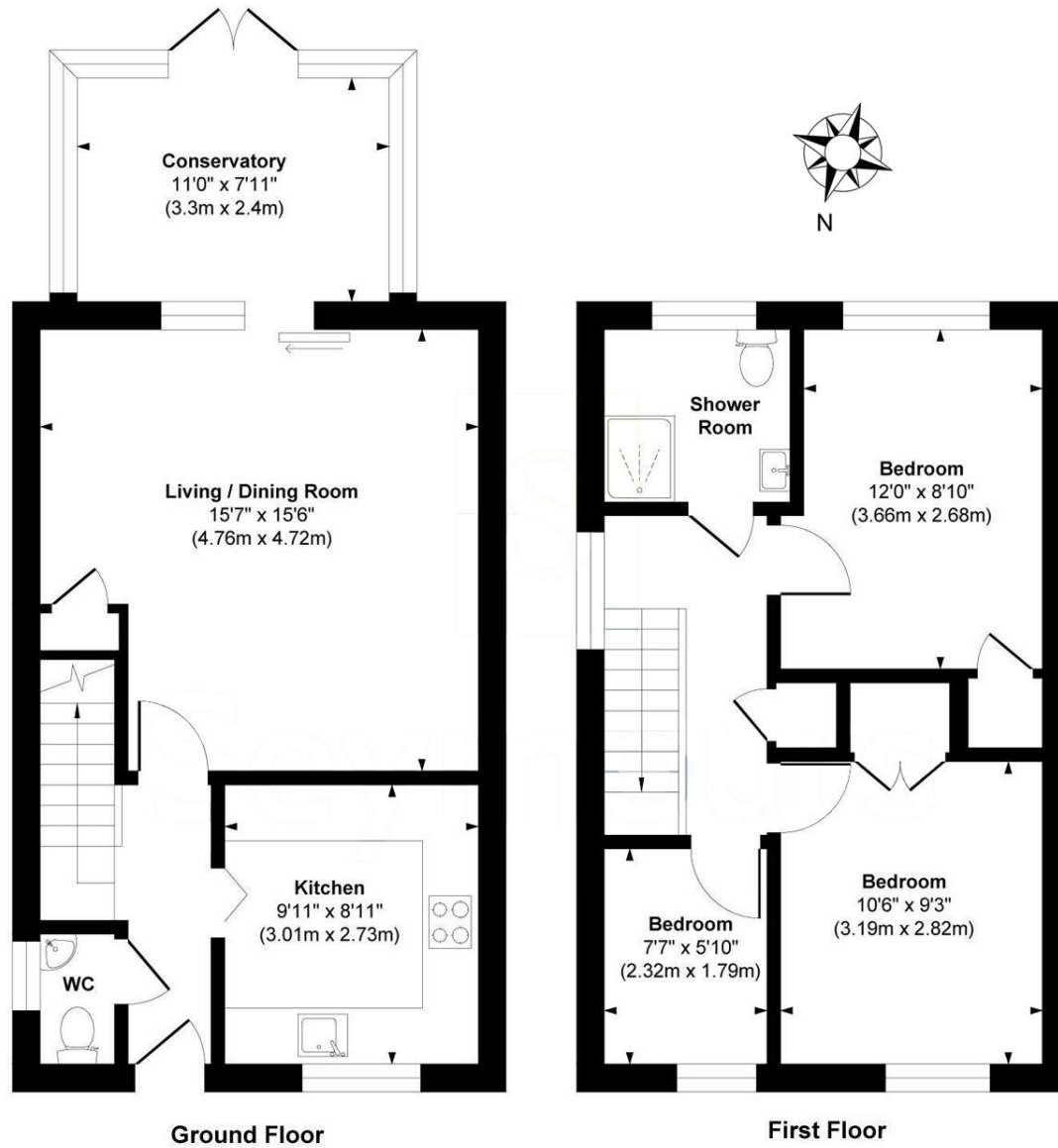


WOKING

£450,000

Nestled in a charming village setting, this beautifully presented three-bedroom detached home offers an ideal combination of comfort, convenience, and natural beauty.





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

- **Three Bedroom Detached House**
- **Spacious Reception Room**
- **Conservatory**
- **Beautiful Views Over Open Fields**
- **Double Glazed**
- **Private Parking**
- **Rear Garden & Side Access**

Nestled in a charming village setting, this beautifully presented three-bedroom detached home offers an ideal combination of comfort, convenience, and natural beauty. Designed to maximise light and space, the property boasts a bright and airy interior enhanced by double glazing and efficient gas central heating, ensuring a warm and welcoming atmosphere throughout.

The ground floor features a spacious reception room with double sliding doors that open into a conservatory, where French doors provide seamless access to the rear garden and a well-appointed kitchen. A convenient downstairs cloakroom completes the layout. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including the principal bedroom with beautiful views over open fields, and a modern shower room, creating a practical and inviting living space.

Outside, the property benefits from private off-street parking, side access, and a generously sized garden, perfect for outdoor relaxation and entertaining. Surrounded by stunning countryside, this home offers beautiful views and access to scenic walking trails, making it an ideal retreat for those seeking tranquillity without compromising on accessibility to local amenities and transport links.

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.



