



WOKING

£695,000

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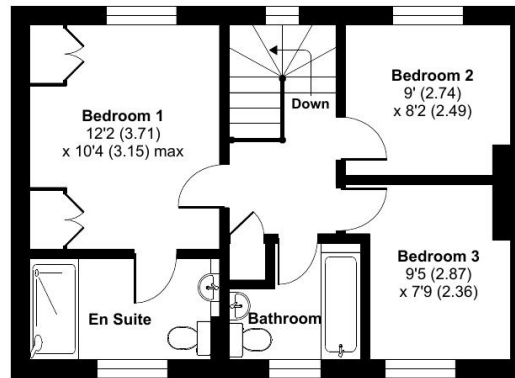
Rosebery Crescent, Kingfield, Woking, GU22

Approximate Area = 1599 sq ft / 148.5 sq m

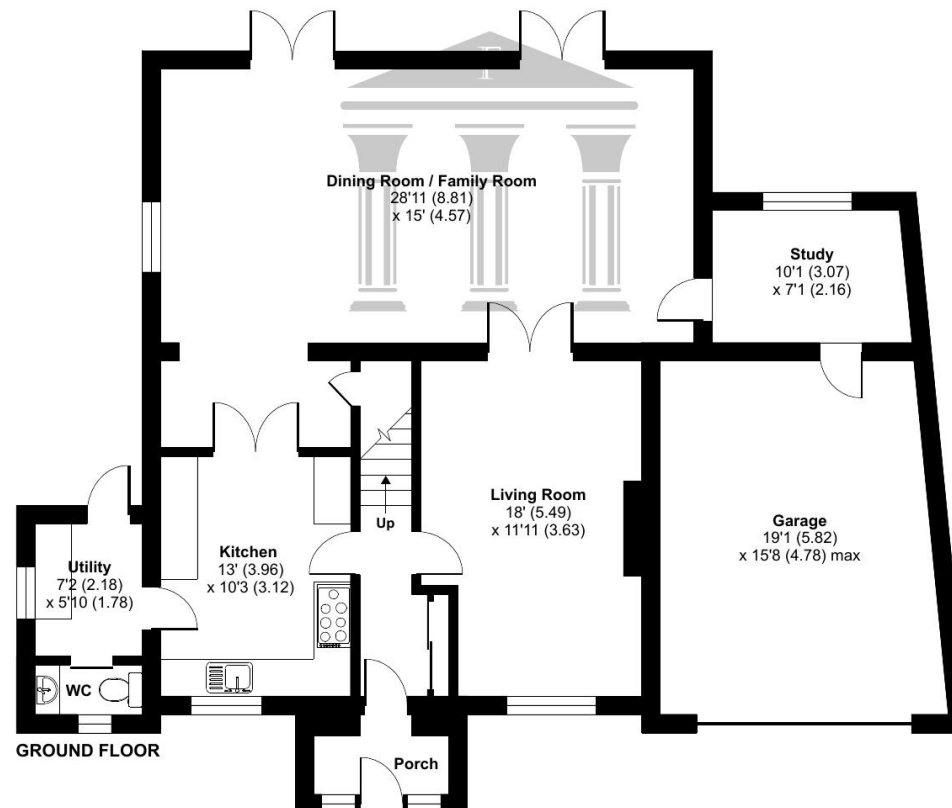
Garage = 283 sq ft / 26.3 sq m

Total = 1882 sq ft / 174.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Rosebery Crescent, Old Woking, Woking, Surrey, GU22

- **Double Fronted Family Residence**
- **Three Bedrooms**
- **Open Plan Living/Dining/Family Room**
- **Two Separate Reception Rooms**
- **Downstairs Cloakroom**
- **Secluded Rear Garden**
- **Off Street Parking**
- **Garage**

This exceptional three-bedroom detached family home boasts a double-fronted design, offering a perfect blend of space and style.

A standout feature is the impressive ground floor extension, creating a spacious open-plan living, dining, and family area, ideal for modern family living. In addition, two further separate reception rooms provide flexible spaces for relaxation, work, or entertainment.

The well-appointed kitchen is complemented by a separate utility room and a convenient downstairs cloakroom, enhancing the practicality of the home. Upstairs, three generously sized double bedrooms offer comfortable accommodation. The property benefits from a secluded rear garden, providing a private outdoor retreat perfect for family gatherings or quiet relaxation.

To the front, off-street parking leads to a larger-than-average garage, ensuring ample space for vehicles and storage. Situated within walking distance of local amenities and well-regarded schools, this home combines convenience with a desirable residential setting, making it an excellent choice for families seeking comfort and accessibility.

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 F

EPC Rating E

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.



