



**WOKING**

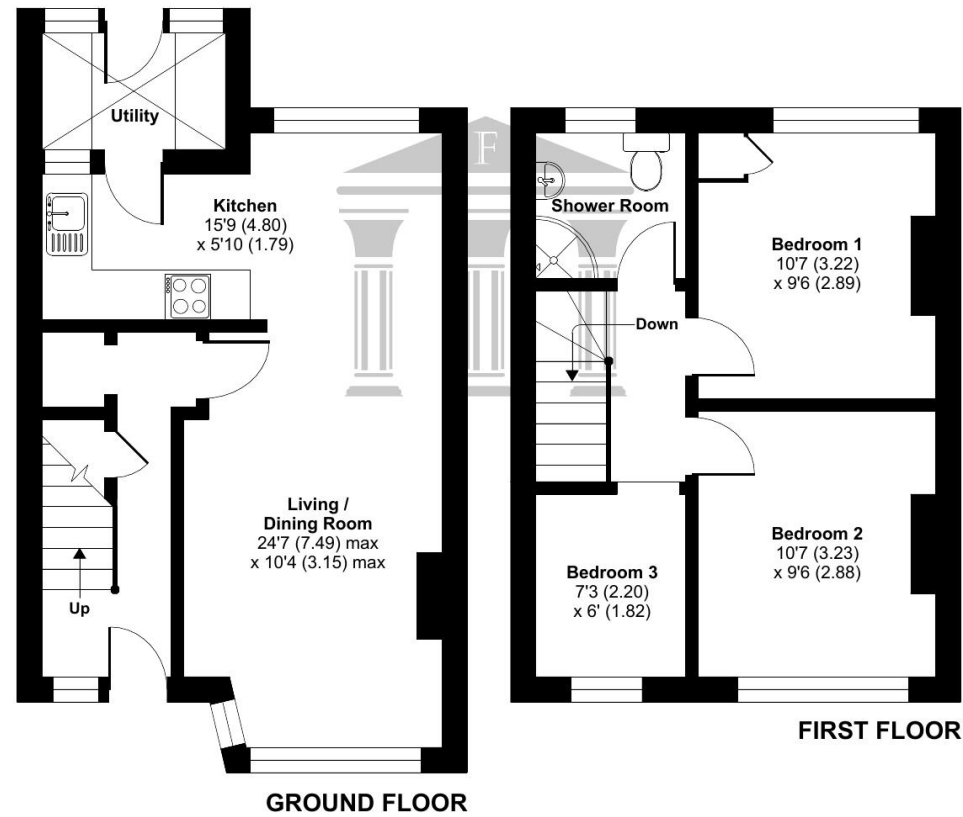
**£425,000**

**This semi-detached home is available with NO ONWARD CHAIN, presenting a fantastic opportunity for buyers looking for a property in a convenient location.**

# Selwood Road, Woking, GU22

Approximate Area = 750 sq ft / 69.7 sq m

For identification only - Not to scale





## Selwood Road, Old Woking, Woking, Surrey, GU22

- **Semi Detached House**
- **Spacious Open Plan Reception Room**
- **Three Bedrooms**
- **Well Appointed Shower Room**
- **Walking Distance Of Local Schools & Amenities**
- **Large Rear Garden**
- **Off Street Parking**
- **NO ONWARD CHAIN**

This semi-detached home is available with NO ONWARD CHAIN, presenting a fantastic opportunity for buyers looking for a property in a convenient location. Nestled in a peaceful neighbourhood, it is within walking distance of local schools, amenities, and Woking College, providing an ideal combination of comfort and accessibility.

The ground floor features a large double aspect reception room with an open plan kitchen, creating a bright and sociable space ideal for both everyday living and entertaining. Upstairs, the property boasts three bedrooms and a modern, well-appointed shower room.

Externally, the home benefits from a beautiful, mature rear garden, offering plenty of outdoor space to relax and unwind. To the front, there is the convenience of off-street parking. Additionally, the property presents significant potential for expansion, subject to the necessary consents, making it an appealing prospect for those looking to enhance and personalise their home. With NO ONWARD CHAIN, this is an excellent opportunity for a smooth and hassle-free purchase.

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.





