



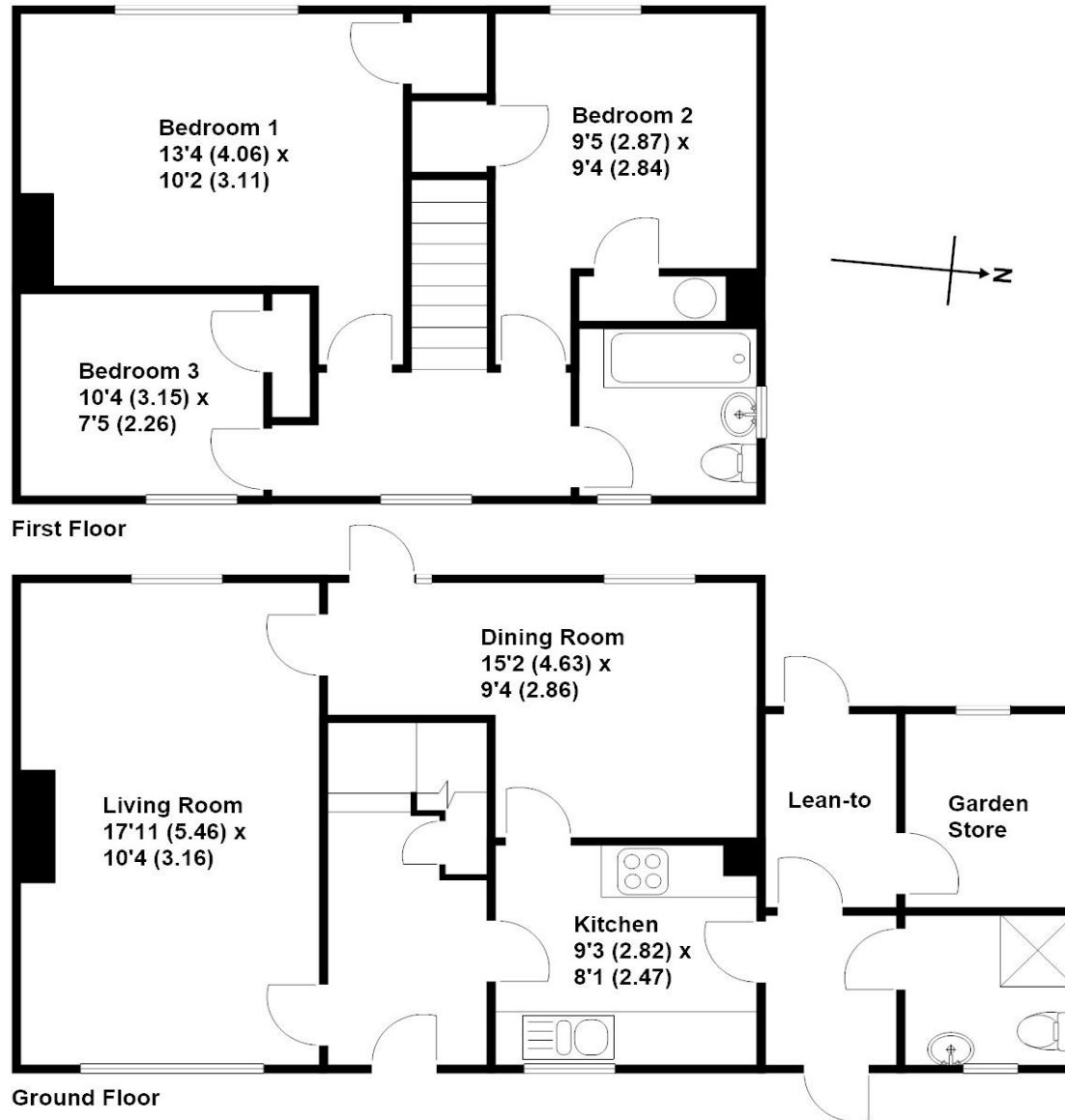
**WOKING**

**£450,000**

**Occupying a generous plot within a convenient residential area, this three-bedroom semi-detached home presents a compelling opportunity for buyers looking to modernise and add value. NO ONWARD CHAIN.**

# Kent Road, Woking

Approximate gross internal floor area 991 sq/ft - 92 m/sq



These plans are not drawn to scale and are for representational purposes only.  
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## Kent Road, Woking, Surrey, GU22

- **In Need Of Modernisation**
- **Three Bedroom Semi Detached Residence**
- **Downstairs Cloakroom & Wet Room**
- **Two Reception Rooms**
- **Family Bathroom**
- **Generous Front & Rear Gardens**
- **Brick Built Outbuilding**
- **Potential To Extend STPP**
- **NO ONWARD CHAIN**

Occupying a generous plot within a convenient residential area, this three-bedroom semi-detached home presents a compelling opportunity for buyers looking to modernise and add value. With its solid layout and scope for improvement, the property offers the perfect canvas for creating a stylish and comfortable family home tailored to individual tastes.

The ground floor accommodation includes a well-sized kitchen and two versatile reception rooms, ideally suited for both everyday living and formal entertaining. A downstairs cloakroom and wet room add to the functionality of the space, making it particularly appealing for those seeking accessible ground-floor facilities. Upstairs, the first-floor landing gives access to three good-sized bedrooms and a family bathroom.

Externally, the property enjoys a wide frontage mainly laid to lawn, with a pathway leading to the front entrance. To the rear, a generously proportioned garden benefits from a good degree of privacy, offering a tranquil setting for outdoor dining or gardening. An outbuilding further enhances the potential of the outdoor space, providing useful storage or the possibility of future development, subject to planning.

Available with NO ONWARD CHAIN, this property represents an excellent investment. With vision and renovation, it holds the promise of becoming a truly welcoming and well-appointed family residence.

**Location** - 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





