



WOKING

£600,000

This four-bedroom semi-detached home is ideally situated within the sought-after catchment area for Goldsworth Primary School and just moments from the scenic Basingstoke Canal.

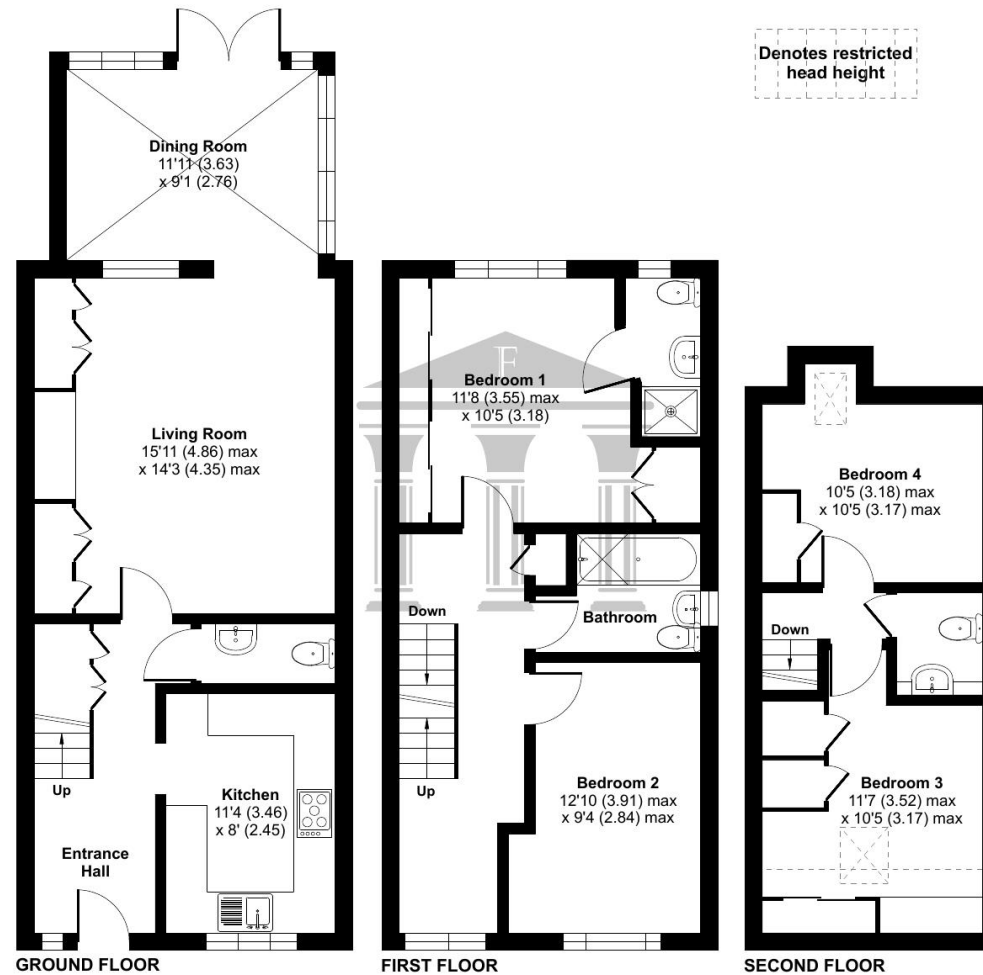
Mabel Street, Woking, GU21

Approximate Area = 1240 sq ft / 115.1 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Total = 1272 sq ft / 118 sq m

For identification only - Not to scale



Mabel Street, Woking, Surrey, GU21

- **Semi Detached Residence**
- **Spacious Reception Room**
- **Downstairs Cloakroom**
- **Bespoke Conservatory**
- **Four Bedrooms**
- **Two Bathrooms**
- **Off Street Parking**
- **Walking Distance To Mainline Station**

This four-bedroom semi-detached home is ideally situated within the sought-after catchment area for Goldsworth Primary School and just moments from the scenic Basingstoke Canal. Set in a superb location, the property is within easy walking distance of Woking Town Centre and its highly regarded mainline station, offering fast and frequent services to London Waterloo.

Arranged over three floors, the accommodation provides versatile and comfortable living spaces for modern family life. The ground floor features a well-appointed kitchen and a generous reception room that flows seamlessly into a bespoke UPVC double-glazed conservatory, offering an abundance of natural light and a pleasant outlook over the rear garden. A convenient downstairs cloakroom completes the ground floor layout. Two further floors host four bedrooms, including a spacious principal bedroom with an en-suite shower room, and a contemporary family bathroom serving the remaining bedrooms. Externally, the property benefits from a driveway at the front, providing off-street parking for two vehicles. The rear garden has been thoughtfully designed for low maintenance, offering a practical outdoor space ideal for relaxation or entertaining. This well-located and beautifully presented home combines comfort and convenience, in equal measure.

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 E - EPC Rating C - 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.



