



WOKING

OIRO £385,000

**This three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking a property with significant potential to extend and improve, subject to the usual planning consents.
NO ONWARD CHAIN.**

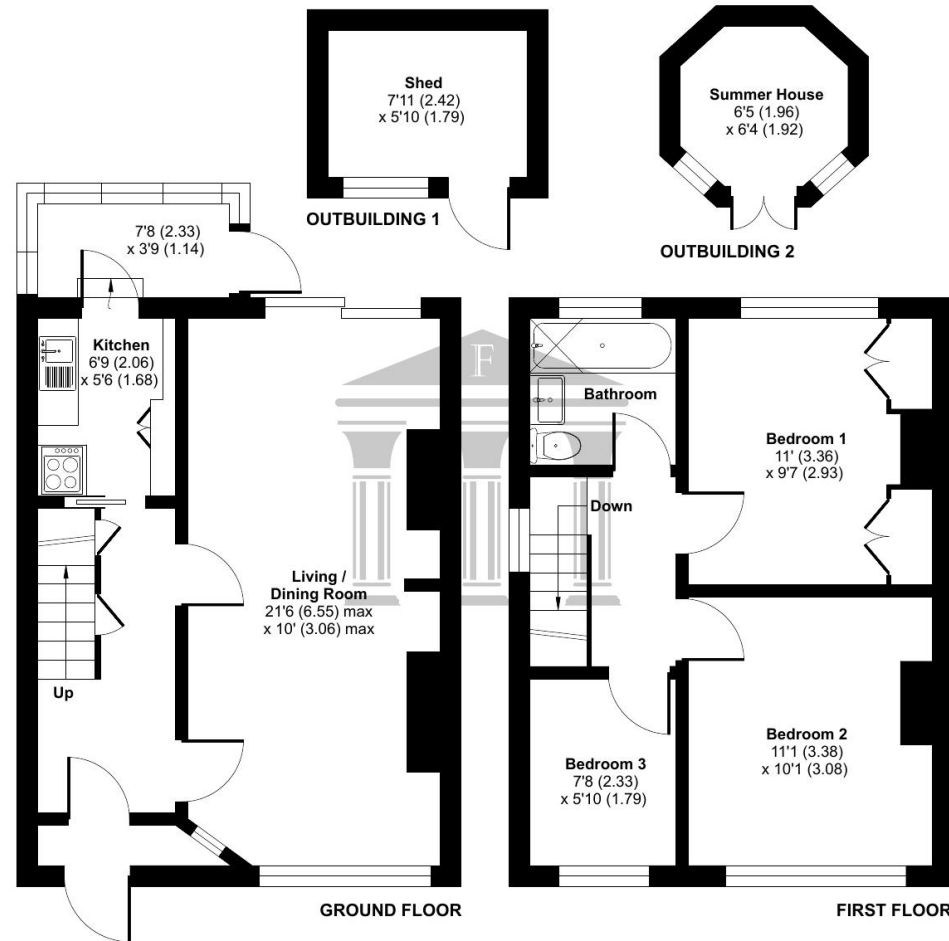
Selwood Road, Old Woking, Woking, GU22

Approximate Area = 733 sq ft / 68 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 817 sq ft / 75.8 sq m

For identification only - Not to scale



Selwood Road, Old Woking, Woking, Surrey, GU22

- **Three Bedroom Semi Detached Home**
- **Spacious Double-Aspect Reception Room**
- **Separate Kitchen With Potential For Modern Redesign or Extension**
- **Family Bathroom**
- **Off Street Parking**
- **Scope To Extend (STPP)**
- **NO ONWARD CHAIN**

This three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking a property with significant potential to extend and improve, subject to the usual planning consents. Positioned in a sought-after residential area, the home presents an ideal canvas for those looking to create a bespoke family residence tailored to their needs.

The ground floor comprises a generously proportioned, double-aspect reception room that enjoys an abundance of natural light, creating a bright and welcoming living space. A separate kitchen completes the ground floor accommodation, with ample scope for redesign or expansion to suit modern living. Upstairs, the first-floor landing provides access to three bedrooms—two well-sized doubles and a single. A family bathroom serves all three rooms and completes the upper floor. Externally, the property benefits from off-street parking to the front. While the interior would benefit from modernisation, the home is offered to the market with **NO ONWARD CHAIN**, making it an appealing prospect for buyers wishing to move quickly and unlock its full potential.

Location - Woking boasts a vibrant town centre with a plethora of shopping, dining, and leisure options, including attractions such as The New Victoria Theatre & Cinema and the Lightbox Gallery. Golf enthusiasts can choose from a selection of clubs, such as the historic Woking Golf Club (established in 1893), Westhill, Hoebridge, Worplesdon, Chobham, and Foxhills, which also features a spa and hotel. Nature enthusiasts can explore the nearby Basingstoke Canal, River Wey, and the National Nature Reserve of Chobham Common, offering opportunities for walking, cycling, and fishing (permit required). The area is well-supported by both state and private schools, including Goldsworth Primary, Hoe Bridge, Halstead St Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley, and St John the Baptist School.

Council Tax Band D - EPC Rating F -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.



