



WOKING

£895,000

Nestled within a sought-after and tranquil cul-de-sac, this charming property enjoys an enviable location within easy reach of Woking Town Centre and its highly regarded mainline station, offering excellent commuter links into London, and outstanding primary and secondary schools.

Evelyn Close, Woking, GU22

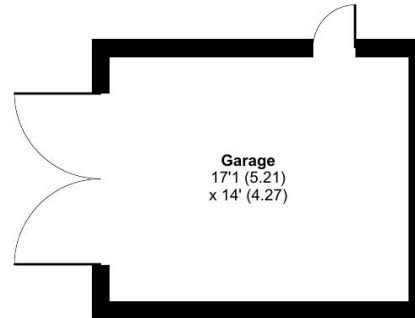
Approximate Area = 1531 sq ft / 142.2 sq m

Limited Use Area(s) = 106 sq ft / 9.8 sq m

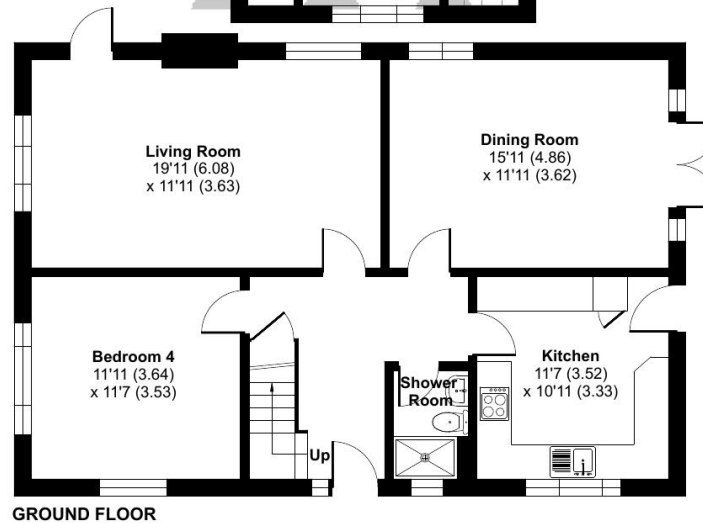
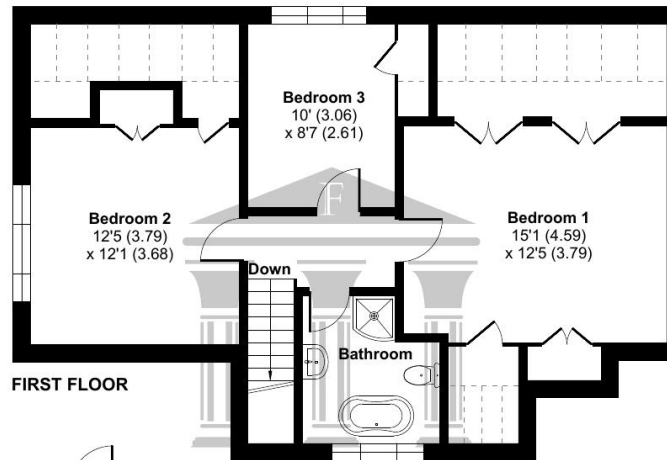
Garage = 240 sq ft / 22.2 sq m

Total = 1877 sq ft / 174.2 sq m

For identification only - Not to scale



Denotes restricted
head height



Evelyn Close, Woking, Surrey, GU22 0DG

- **Peaceful cul-de-sac location**
- **Three/four bedrooms with two bathrooms**
- **Ground floor bedroom & shower room**
- **Bright double-aspect living room with fireplace**
- **Spacious dining room with doors to garden**
- **Wide, secluded plot with driveway and double garage**

Nestled within a sought-after and tranquil cul-de-sac, this charming property enjoys an enviable location within easy reach of Woking Town Centre and its highly regarded mainline station, offering excellent commuter links into London, and outstanding primary and secondary schools. This home presents a wonderful blend of space, comfort, and versatility, making it ideal for both family living and those seeking adaptable accommodation close to town.

The interior is thoughtfully arranged to offer flexible living spaces, with three/four bedrooms and a well-appointed family bathroom featuring a luxurious freestanding bath and separate shower. The inclusion of a ground floor bedroom and accompanying shower room provides the perfect solution for guests, extended family, or those requiring ground-level living convenience. The generous living accommodation includes an impressive double-aspect living room, enhanced by an attractive feature fireplace, creating a warm and inviting atmosphere. A separate, spacious dining room offers the perfect setting for entertaining, with double doors opening directly onto the rear garden, allowing for a seamless transition between indoor and outdoor living. The kitchen provides access to the rear garden, ensuring practicality alongside its homely charm.

Outside, the property is set within an exceptionally wide, mature, and secluded plot, offering a sense of privacy and tranquillity. A paved driveway to the front provides ample parking and leads to a detached double garage, ideal for storage or additional workspace. The beautifully established garden offers a peaceful retreat, perfectly complementing the elegance and comfort found within this delightful home.

Woking offers an exceptional blend of convenience, culture, and natural beauty. Its vibrant town centre boasts a selection of shopping, dining, and leisure facilities, including the renowned New Victoria Theatre, cinema, and the Lightbox Gallery. For those who enjoy an active lifestyle, Woking Leisure Centre and Pool in the Park are just a short walk away, while Woking Park provides an oasis of greenery with open spaces, a scenic lake, and extensive recreational amenities. Commuters benefit from Woking's highly regarded mainline station, offering fast and frequent rail services to London in around 24 minutes. Surrounded by picturesque countryside, Woking also caters beautifully to those who appreciate the outdoors. The nearby Basingstoke Canal and River Wey offer opportunities for walking, cycling, and fishing (permit required), while Chobham Common — a designated National Nature Reserve — provides miles of scenic heathland to explore. Golf enthusiasts are equally well provided for, with a choice of prestigious clubs including Woking Golf Club (one of the oldest in the UK, founded in 1893), West Hill, Hoebridge, Worplesdon, Chobham, and Foxhills, which also features a luxury spa and hotel. Families are well served by a range of excellent schools, including the new Hoe Valley School, Goldsworth Primary, St Dunstan's, Hoe Bridge, Halstead St Andrew's, Greenfield, Woking High, and St John the Baptist. With its outstanding connectivity, rich heritage, and harmonious blend of town and country living, Woking presents an enviable lifestyle in one of Surrey's most desirable locations.

Council Tax Band: F - EPC Rating D - Tenure: Freehold



