



WOKING

£465,000

Occupying a generous corner plot, this extended three double bedroom semi-detached home offers well-balanced accommodation and excellent versatility for modern family living.

Rydens Way, Old Woking, Woking, GU22

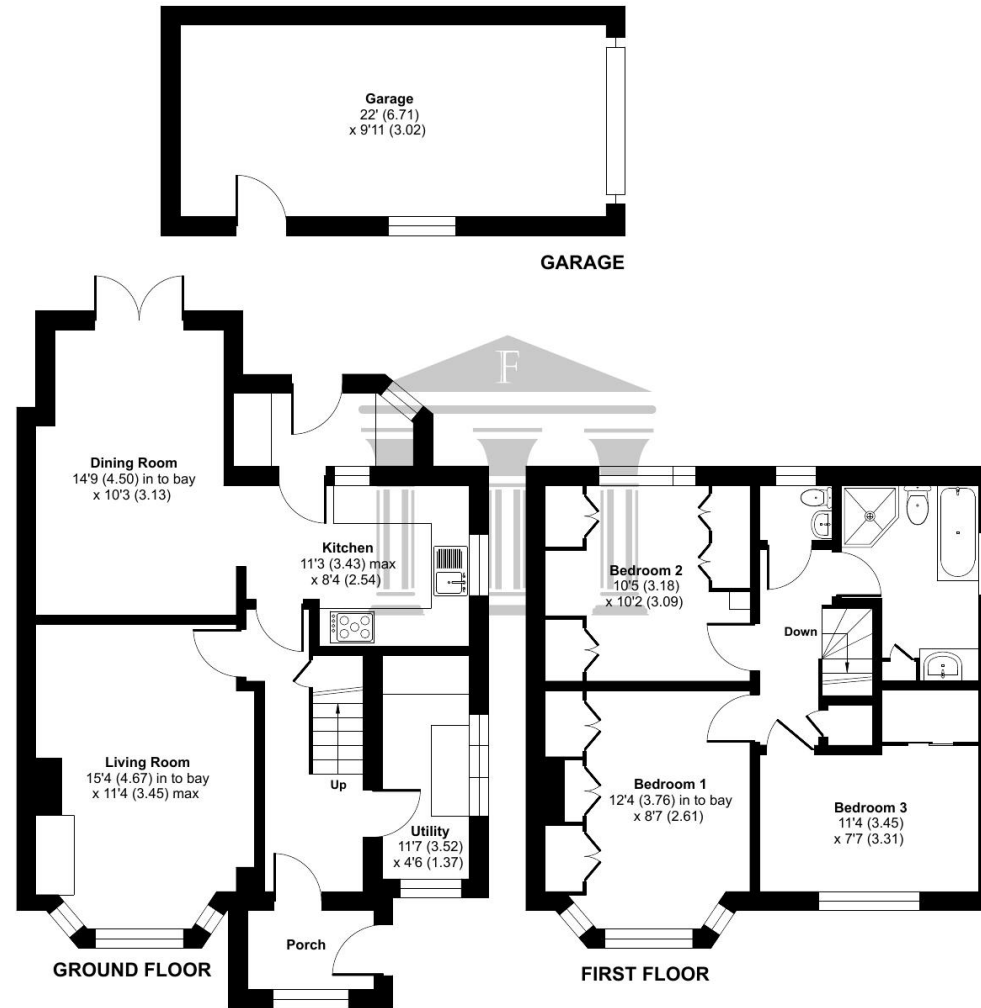


Approximate Area = 1118 sq ft / 103.8 sq m

Garage = 218 sq ft / 20.2 sq m

Total = 1336 sq ft / 124 sq m

For identification only - Not to scale



Rydens Way, Old Woking, Woking, Surrey, GU22

- **Extended three double bedroom semi-detached home**
- **Prominent corner plot position**
- **Two spacious reception rooms**
- **Family bathroom & separate cloakroom**
- **Driveway & detached garage**
- **Offered to the market with NO ONWARD CHAIN**

Occupying a generous corner plot, this extended three double bedroom semi-detached home offers well-balanced accommodation and excellent versatility for modern family living.

The ground floor comprises two separate reception rooms, including a living room with a charming bay window and central fireplace, creating a warm and inviting focal point. To the rear, a substantial dining room offers the perfect setting for family gatherings and entertaining. The layout is further enhanced by a useful utility area, adding everyday practicality. Upstairs, the property continues to impress with three well-proportioned double bedrooms. A family bathroom serves the home, alongside the added convenience of a separate cloakroom.

Outside, the front driveway provides off-street parking and leads to a detached garage, while the rear garden has been designed for low maintenance, offering an ideal space for relaxation without the upkeep.

Ideally positioned within walking distance of Woking College, St John the Baptist Secondary School and a range of local amenities, this home combines comfort with convenience. Offered to the market with NO ONWARD CHAIN, it presents an excellent opportunity for buyers seeking a smooth and straightforward purchase.

Ideally positioned for those commuting into London, this property benefits from excellent transport links, with Woking Station offering a fast and frequent service to London Waterloo in under 30 minutes. For motorists, both the M25 and M3 are reachable within 15 minutes, providing smooth access across the South of England and beyond. Located just 25 miles south of central London, Woking also enjoys proximity to major airports—approximately 30 miles from Gatwick and under 20 miles from Heathrow. The area is well-regarded for its educational provision, with a strong selection of both primary and secondary schools. Residents can also enjoy the natural beauty of the surrounding countryside, with nearby country parks, heathlands, and picturesque walking routes along the Basingstoke Canal and the Wey Navigation. This location offers a harmonious balance of urban connectivity and tranquil outdoor living.

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.



