



**WOKING**

**£425,000**

**Occupying an exceptionally wide plot and offering enormous potential to extend, subject to the usual planning consents, this semi-detached home presents an exciting opportunity. Offered to the market with NO ONWARD CHAIN.**



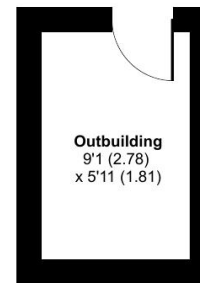
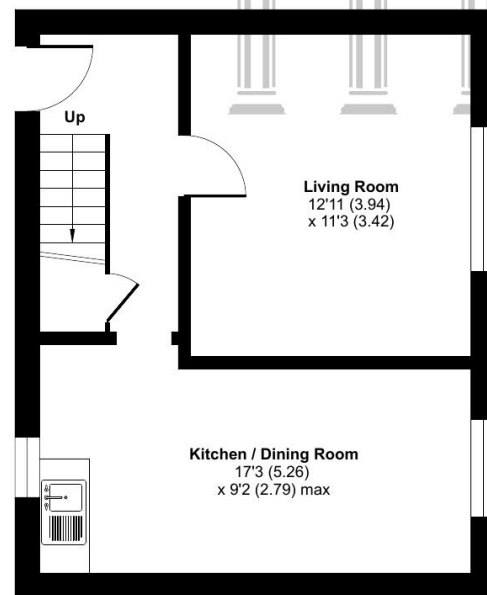
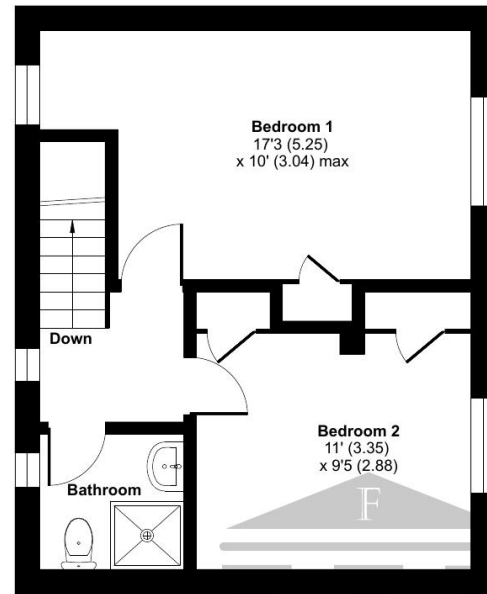
# Howards Road, Woking, GU22

Approximate Area = 746 sq ft / 69.3 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 800 sq ft / 74.3 sq m

For identification only - Not to scale



## Howards Road, Old Woking, Woking, Surrey, GU22

- **Two double bedroom semi-detached home**
- **Wide plot with extension potential STPP**
- **In need of modernisation throughout**
- **Large rear garden with vehicular access**
- **Spacious reception room and kitchen/dining room**
- **NO ONWARD CHAIN**

Occupying an exceptionally wide plot and offering enormous potential to extend, subject to the usual planning consents, this semi-detached home presents an exciting opportunity for purchasers looking to create and modernise a property to their own specification. Offered to the market with no onward chain, the property is ideally suited to buyers seeking a straightforward purchase and a home with significant future potential.

The accommodation currently comprises two well-proportioned double bedrooms, together with a spacious reception room providing an excellent living and entertaining space. The kitchen/dining room enjoys views over the garden and offers scope for improvement and reconfiguration to suit modern family living.

Externally, the property benefits from a particularly large rear garden with the added advantage of rear vehicular access, further enhancing the versatility and development possibilities of the plot. The generous outside space provides ample room for extensions, landscaping or additional parking, subject to the relevant permissions. Conveniently situated within walking distance of St John the Baptist School and Woking College, the property also enjoys easy access to local amenities and transport links. Combining a sought-after location, substantial plot size and excellent potential, this is a rare opportunity to acquire a home with considerable scope for enhancement and future growth.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities, including Woking Leisure Centre's gymnasium, and Pool in the Park with its wide range of swimming facilities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.

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



