



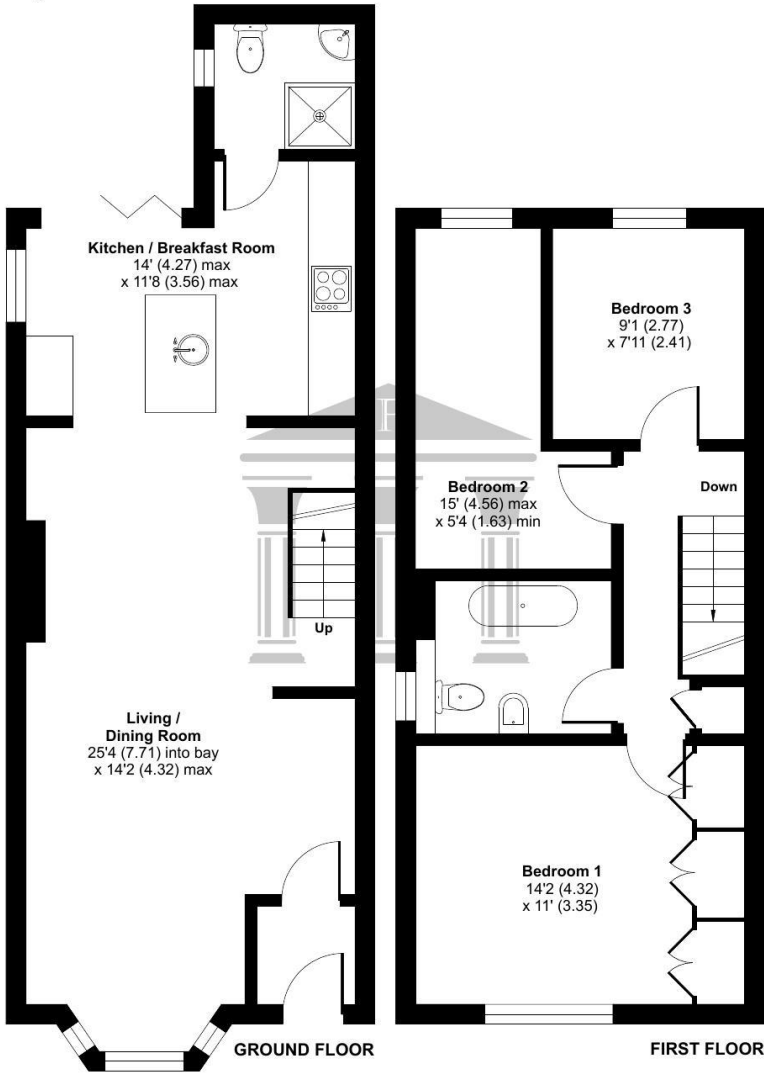
WOKING
OIRO £500,000

Beautifully presented throughout, this charming three-bedroom semi-detached period cottage enjoys a peaceful cul-de-sac setting and blends character features with stylish contemporary living.

Hipley Street, Woking, GU22

Approximate Area = 986 sq ft / 92 sq m

For identification only - Not to scale



Hipley Street, Old Woking, Woking, Surrey, GU22

- Beautifully presented three bedroom period cottage
- Fabulous 35ft open plan reception room
- Open plan kitchen/breakfast room with bi-folding doors to rear garden
- Ground floor shower room
- Luxurious upstairs bathroom
- Cul-de-sac location

Beautifully presented throughout, this charming three-bedroom semi-detached period cottage enjoys a peaceful cul-de-sac setting and blends character features with stylish contemporary living.

At the heart of the home is a fabulous 35ft open-plan reception space, where a bay window fills the room with natural light and an exposed brick chimney breast with fireplace provides an inviting focal point. The superbly appointed kitchen/breakfast area features a central island and bifold doors, creating a wonderful connection between the house and garden, ideal for relaxed family life and entertaining.

A convenient ground-floor shower room complements the generous living accommodation, while upstairs there are three bedrooms and a luxurious family bathroom. Double-glazed windows provide additional comfort and practicality.

Outside, the secluded rear garden offers an attractive setting for outdoor dining and relaxation, together with a useful and versatile outbuilding. Combining period charm and modern finishes, this exceptional home is highly recommended for viewing.

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.

Council Tax Band D - 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.



