



23 HANBURY PATH WOKING, GU21 5RB

£425,000
FREEHOLD

This beautifully presented three-bedroom house has been tastefully modernised throughout by the current owners and is ready to move straight into.

The property offers a spacious and bright living area, a stylish fitted kitchen, and three well proportioned bedrooms, making it an ideal family home. A contemporary bathroom adds to the appeal as well as a utility room and downstairs WC,

Externally, the home benefits from off-street parking and a generous rear garden. At the bottom of the garden, you'll find a versatile annex currently set up as a salon – perfect as a home office, studio, or guest accommodation depending on your needs.

Situated in a convenient location close to Woking town centre, schools, and excellent transport links, this home combines modern living with flexible space both inside and out.

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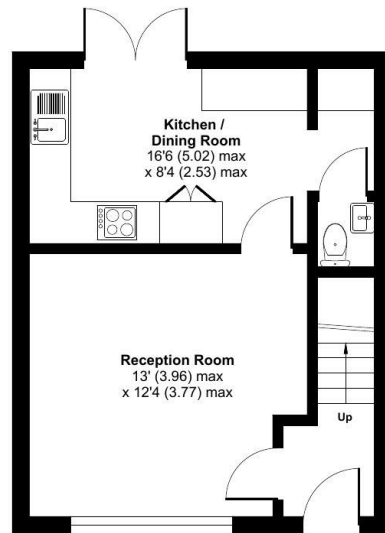
Hanbury Path, Woking, GU21

Approximate Area = 757 sq ft / 70.3 sq m

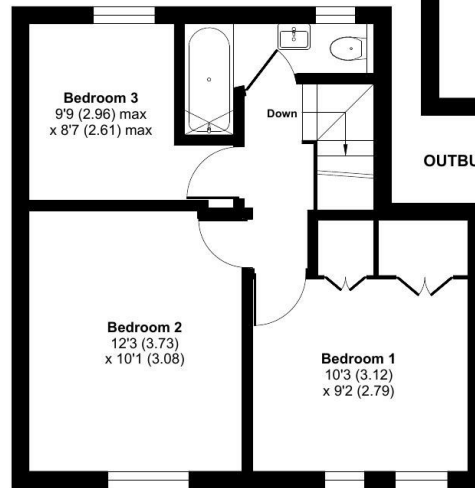
Outbuildings = 168 sq ft / 15.6 sq m

Total = 925 sq ft / 85.9 sq m

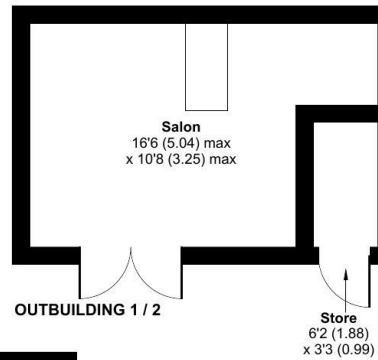
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Wyndham Row Ltd. REF: 1356960



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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