



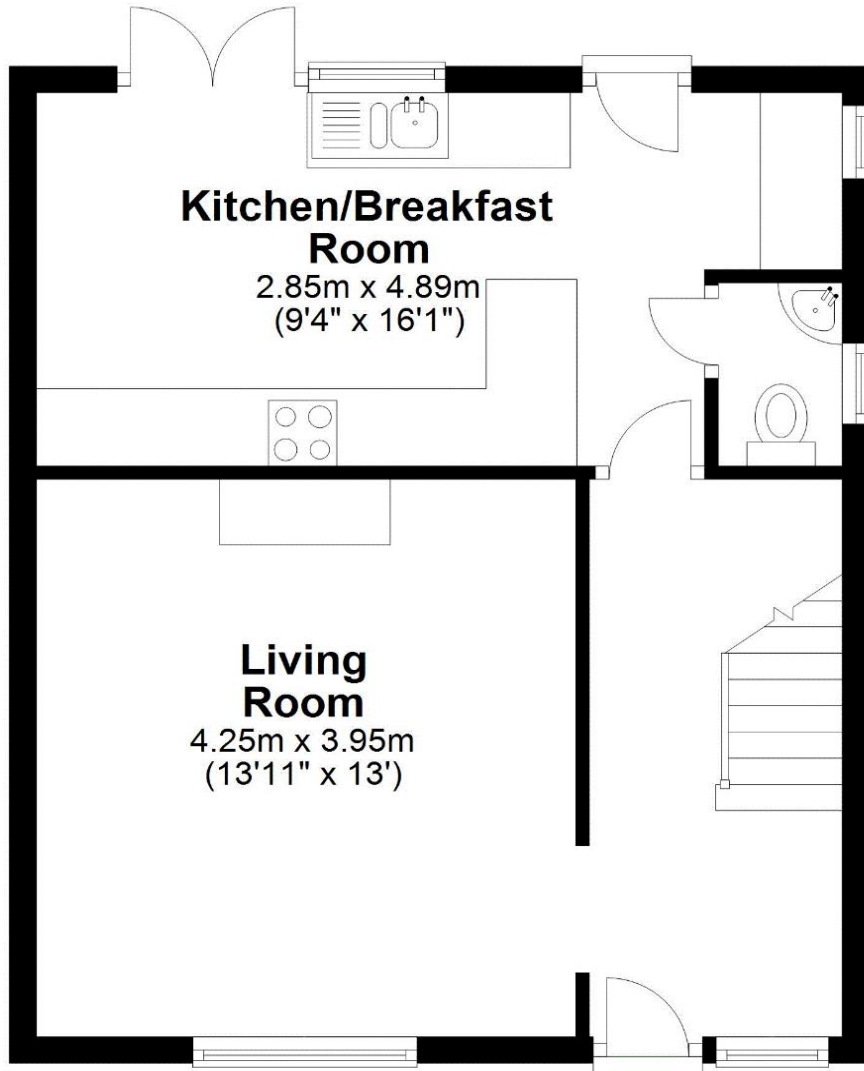
**OLD WOKING**

**£440,000**

**This charming three-bedroom end-of-terrace house is presented to the market with the added benefit of NO ONWARD CHAIN.**

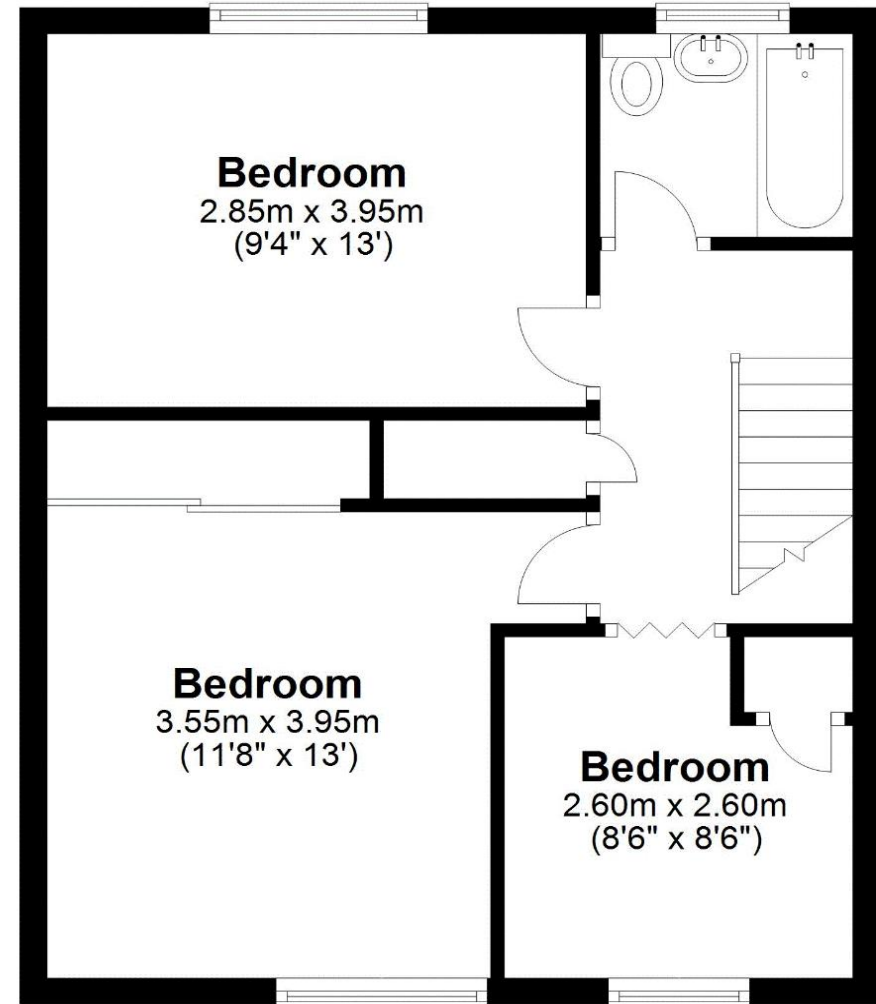
## Ground Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 85.0 sq. metres (915.2 sq. feet)

## Rydens Way, Old Woking, Woking, Surrey, GU22

- **End Of Terrace House**
- **Three Bedrooms**
- **Kitchen/Dining Room**
- **Spacious Living Room**
- **Downstairs Cloakroom**
- **Family Bathroom**
- **Double Glazed Windows**
- **Off Road Parking For Numerous Cars**
- **NO ONWARD CHAIN**

This charming three-bedroom end-of-terrace house is presented to the market with the added benefit of NO ONWARD CHAIN.

The well-proportioned ground floor features a spacious front-facing living room, perfect for relaxing and entertaining. The kitchen/dining room is thoughtfully designed, equipped with modern fixtures, and provides a seamless flow to the outdoors via double doors leading to the rear garden. A convenient downstairs cloakroom completes the ground floor, ensuring practicality and comfort for everyday living. Upstairs, the first-floor landing grants access to three well-sized bedrooms, including the principal bedroom with fitted wardrobe for ample storage. A family bathroom serves the first floor, offering functionality for a growing family or guests. The property is equipped with double-glazed windows throughout, enhancing energy efficiency.

Outside, a generously sized rear garden with various outbuildings provides plenty of space for outdoor activities and storage. The driveway at the front allows for off-street parking for multiple vehicles, making this property a versatile and appealing choice.

Perfectly placed for commuting into London, this property offers easy access to Woking Station, providing a fast and frequent service to Waterloo Station in under 30 minutes. Both the M25 and M3 are less than 15 minutes away by road, ensuring seamless connectivity to the South of England and beyond. Situated just 25 miles south of the capital, Woking is also conveniently located 30 miles from Gatwick and under 20 miles from Heathrow. The area is surrounded by picturesque country parks, commons, heathland, and long stretches of scenic walks along the Basingstoke Canal and the Wey Navigation, making it an ideal blend of urban convenience and natural beauty.

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.



