



WOKING

Guide Price £850,000

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Kingsway, Woking, GU21

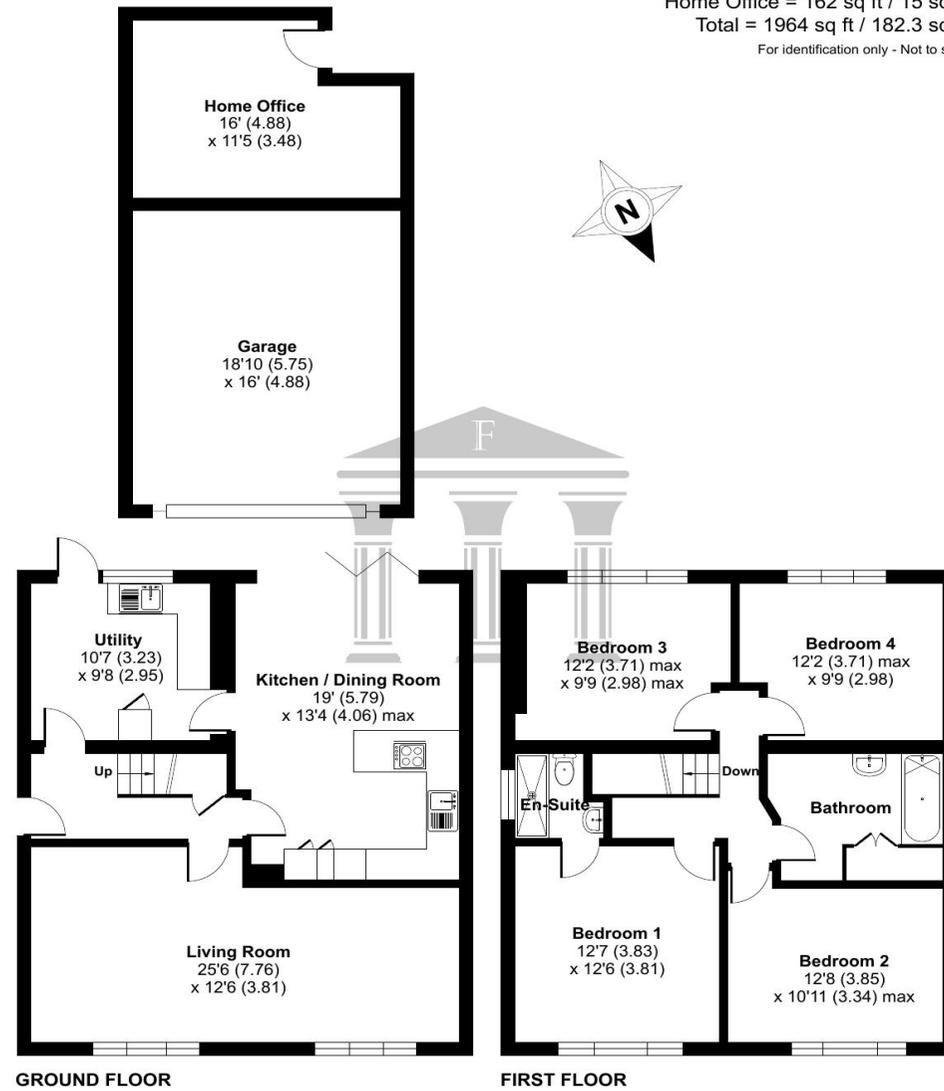
Approximate Area = 1500 sq ft / 139.3 sq m

Garage = 302 sq ft / 28 sq m

Home Office = 162 sq ft / 15 sq m

Total = 1964 sq ft / 182.3 sq m

For identification only - Not to scale



Kingsway, Woking, Surrey, GU21

- **Well Presented Detached Residence**
- **Walking Distance Of Woking Town Centre & Mainline Station**
- **Spacious Main Reception Room**
- **Open Plan Kitchen/Dining Room**
- **Four Double Bedrooms**
- **Modern Family Bathroom**
- **100ft Rear Garden**
- **Garage & Home Office**

This substantial detached residence is conveniently located within walking distance to Woking Town Centre and mainline rail station as well as being located within catchment of the highly regarded Goldsworth Primary School. Elegantly blending traditional charm with contemporary comfort, this spacious four double bedroom family home delivers well-appointed accommodation ideally suited to modern living.

At the heart of the home is a striking main reception room, which spans the full width of the property, providing a generous and versatile living space. The sleek kitchen/dining room is fitted with bi-folding doors that open directly onto the expansive rear garden, creating an effortless connection between indoors and out. Additional features include a large utility room/boot room with direct access to the patio, and hallway, enhancing the home's practicality. Upstairs, the property offers four generously sized double bedrooms, with the principal suite enjoying its own stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Outside, the home benefits from a front driveway providing ample parking leading to a wide garage with storage, and an insulated rear room ideal for a home office. The impressive rear garden extends to approximately 100ft, being mainly laid to lawn, framed by mature plantings and multiple sun-soaked patios, completes this outstanding offering.

Location - Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offer a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the South East. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band E
EPC Rating C
Tenure: Freehold



