



WOKING

OIEO £450,000

Nestled on a corner plot, this charming semi-detached period cottage presents a unique opportunity for those looking to create a bespoke home.

Oaks Road, Woking, GU21

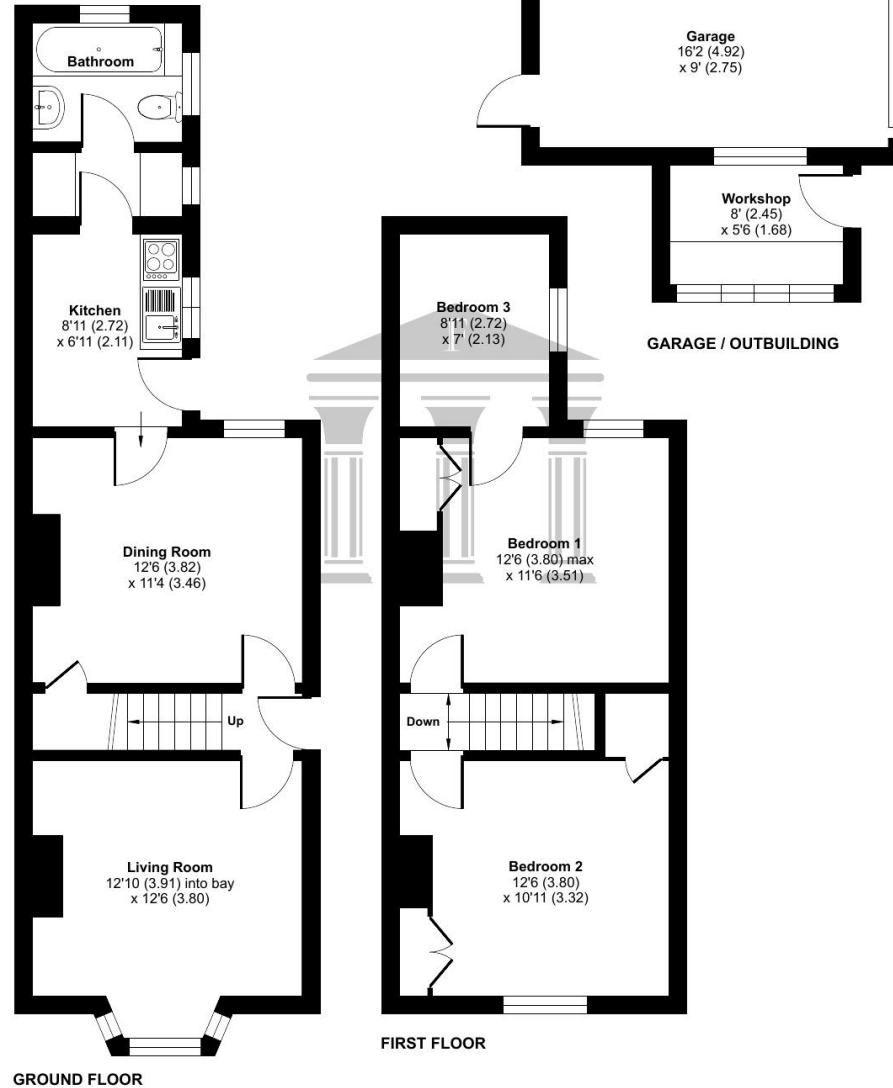
Approximate Area = 852 sq ft / 79.1 sq m

Garage = 146 sq ft / 13.5 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 1042 sq ft / 96.6 sq m

For identification only - Not to scale



Oaks Road, Woking, Surrey, GU21

- **Semi Detached Period Cottage**
- **In Need Of Modernisation**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Beautiful Mature Garden**
- **Approx 0.2 Miles To Mainline Station**
- **NO ONWARD CHAIN**

Nestled on a corner plot, this charming semi-detached period cottage presents a unique opportunity for those looking to create a bespoke home. The property offers immense potential and is ideally suited for modernisation, allowing buyers to restore and personalise the space to their own taste and style.

The internal layout features a kitchen with direct access to the rear garden, two distinct reception rooms, three bedrooms, and a family bathroom. The cottage also benefits from a driveway, offering off-street parking and leading to a detached garage, with additional storage/workshop space to the rear of the garage.

A delightful, west facing mature rear garden, offers a private and tranquil outdoor retreat. Conveniently located just 0.2 miles from Woking Town Centre and its highly regarded mainline station, the property enjoys excellent transport links and access to a wide range of local amenities and schools. Offered to the market with no onward chain, this is a rare opportunity to acquire a characterful home in a convenient and accessible location with exceptional potential.

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 C - EPC Rating D - 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.



