



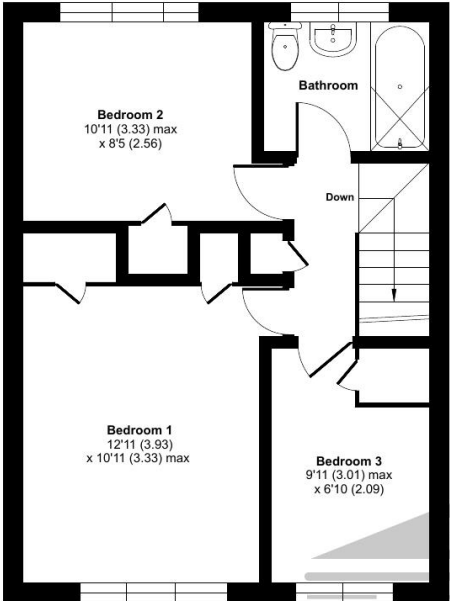
WOKING

£450,000

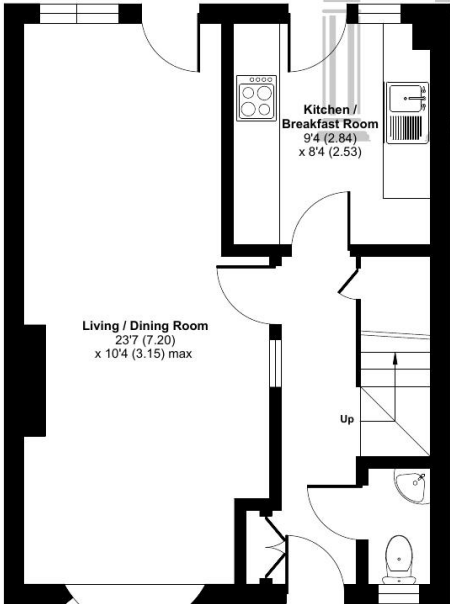
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De Lara Way, Woking, GU21

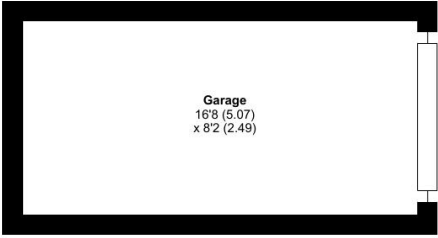
Approximate Area = 815 sq ft / 75.7 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 951 sq ft / 88.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



De Lara Way, Woking, Surrey, GU21

- **Staggered Terraced House**
- **Three Bedrooms With Fitted Wardrobes**
- **Fitted Kitchen**
- **Living/Dining Room**
- **Downstairs Cloakroom**
- **Double Glazed Windows**
- **Garage In A Nearby Block**
- **Walking Distance To Mainline Station**

Nestled in a highly sought-after and tranquil cul-de-sac, this appealing three-bedroom staggered terrace home enjoys an enviable location within easy walking distance of Woking Town Centre and its renowned mainline railway station, offering direct links to London and beyond. This quiet residential setting provides the perfect balance of convenience and serenity, ideal for both professionals and families alike.

The ground floor accommodation is thoughtfully laid out and includes a generous open-plan living and dining area, providing a versatile space for everyday living and entertaining, and a fitted kitchen. A useful downstairs cloakroom adds to the practicality of the home.

Upstairs, a central landing gives access to three bedrooms, each equipped with fitted wardrobes to maximise storage. A modern family bathroom serves the first floor, complementing the overall layout and functionality of the property.

Further benefits include double-glazed windows throughout, ensuring comfort and energy efficiency. To the rear, a private, low-maintenance garden provides a peaceful outdoor retreat. Additionally, the property comes with a garage located in a nearby block, offering secure parking or extra storage space.

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 D - 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.



