



*Homes of Distinction*



## SOUTH WOKING

Coley Avenue, Woking, Surrey, GU22

*An Exceptional 5-Bedroom Detached Residence on Woking's Prestigious South Side — Over 3,300sq ft of Immaculate Living Offered with No Onward Chain.*

Set within a peaceful road on the prestigious south side of Woking, this beautifully appointed five-bedroom, four-bathroom detached residence offers over 3,300 sq ft of thoughtfully designed living space. Ideally located just a short walk from Woking's vibrant town centre and highly regarded mainline railway station, this executive home is presented to the market in immaculate condition and with the added benefit of NO ONWARD CHAIN.

At the heart of the home lies a stunning 29ft x 23ft open-plan kitchen/dining/family room—perfect for both everyday living and entertaining. Full-width bi-folding doors open onto the rear garden, seamlessly blending indoor and outdoor spaces. The ground floor also features a generous 22ft formal living room, a practical utility room, and a downstairs cloakroom, all finished to a high standard.

The first floor is equally impressive, with a striking 22ft x 18ft principal suite that includes a Juliet balcony overlooking the garden, a triple fitted wardrobe, and a luxurious en-suite bathroom. Three additional double bedrooms are also found on this level, including an 18ft guest room with its own en-suite, as well as a well-appointed family bathroom. The top floor offers a superb 22ft x 21ft space, ideal as a fifth bedroom, guest suite, or au pair accommodation.

A rare feature for a property of this kind, the rear garden extends to approximately 100ft and is predominantly laid to lawn, offering a high degree of privacy and tranquillity. To the front, a block-paved driveway provides ample off-street parking and leads to an integral garage, completing this exceptional family home.

Council Tax Band H

EPC Rating B

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800

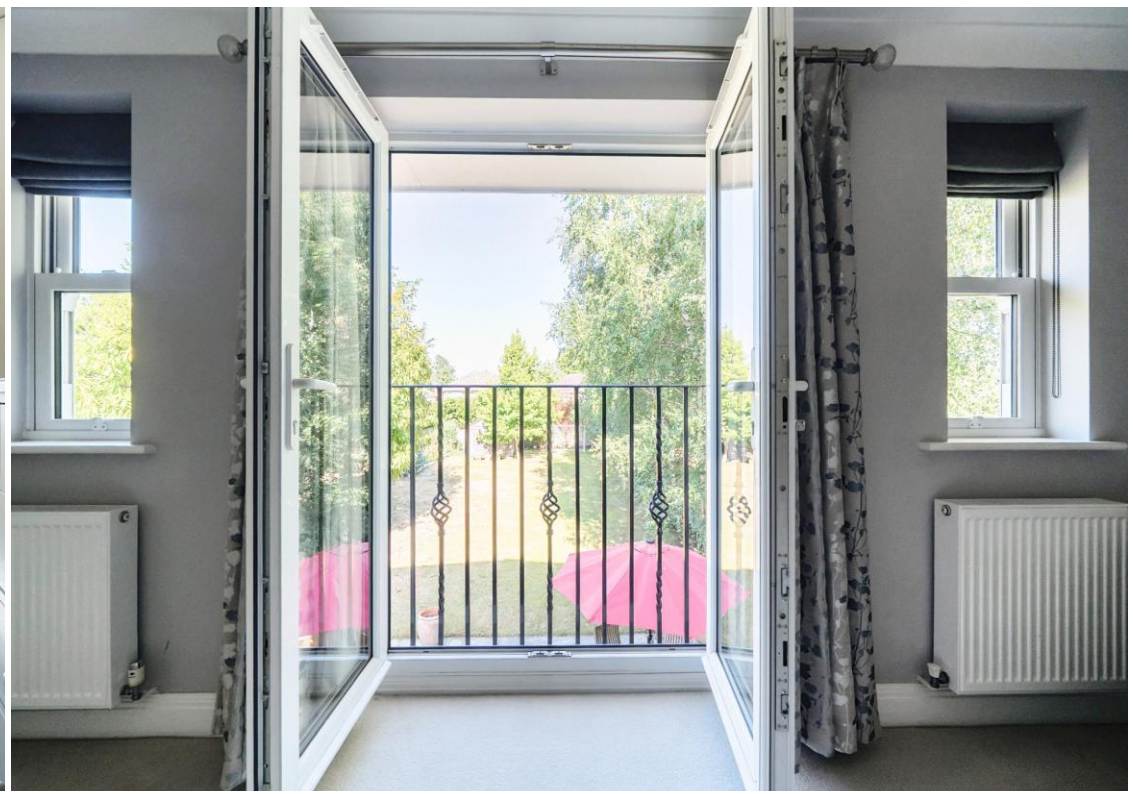




## LOCATION

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Situated on the highly regarded south side of Woking, nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.





## ACCOMMODATION & SPECIFICATION

- ❖ Exceptional five-bedroom, four-bathroom detached residence set in this sought after south side of Woking
- ❖ Over 3,300 sq ft of beautifully presented living space, offered with no onward chain
- ❖ Impressive 29ft x 23ft open-plan kitchen/dining/family room with bi-folding doors to rear garden
- ❖ Elegant 22ft formal living room, separate utility room, and ground floor cloakroom
- ❖ Luxurious 22ft x 18ft principal suite with Juliet balcony, fitted wardrobes, and en-suite
- ❖ Three further generous double bedrooms on the first floor, including a second en-suite
- ❖ Versatile top-floor suite ideal as a guest room, home office, or au pair accommodation
- ❖ Secluded 100ft rear garden, mainly laid to lawn and perfect for family living
- ❖ Driveway with ample parking and access to an integral garage
- ❖ Prime location within walking distance of Woking town centre & mainline station



# Coley Avenue, Woking, GU22

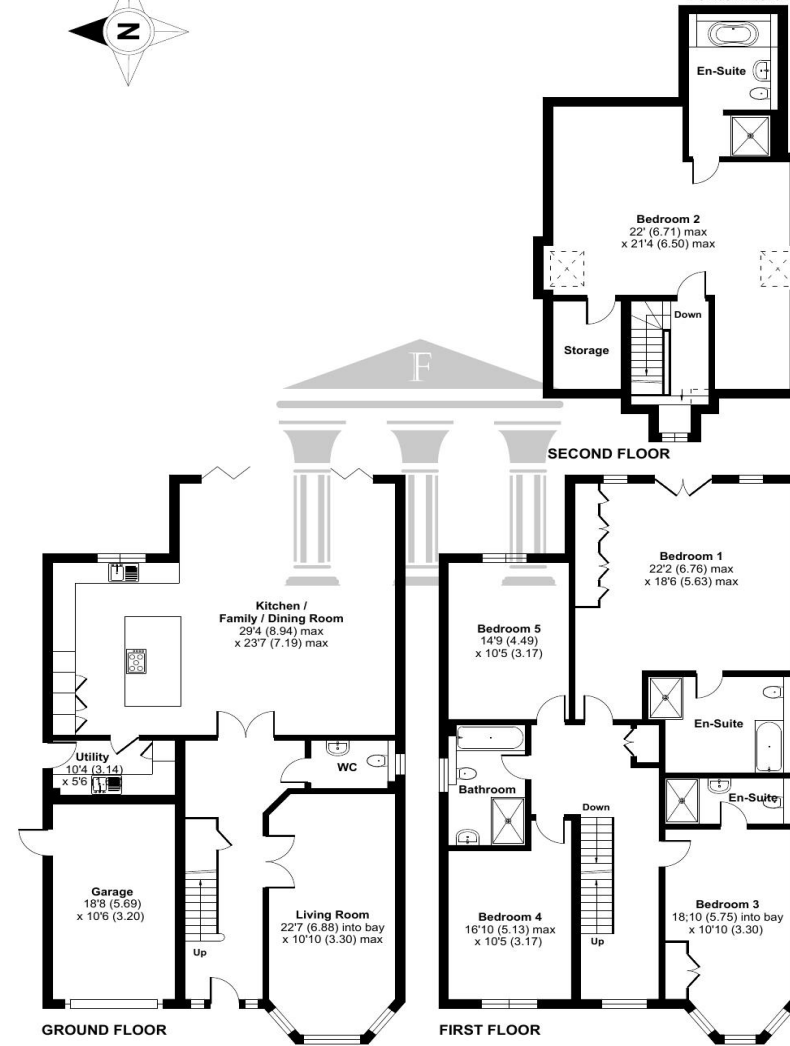
Approximate Area = 3133 sq ft / 291 sq m

Limited Use Area(s) = 2 sq ft / 0.1 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 3327 sq ft / 308.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Foundations Independent Estate Agents. REF: 1320542





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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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