



WOKING

OIEO £450,000

Offered to the market with no onward chain, this three-bedroom end-of-terrace property is located on a quiet residential road and offers an exciting opportunity to extend and enhance, subject to the necessary consents.

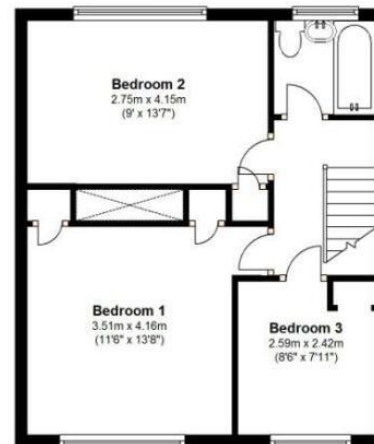
Ground Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 87.8 sq. metres (945.5 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The owners, suppliers and appliances herein this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Kent Road, Woking, Surrey, GU22

- End Of Terrace House
- Spacious Kitchen & Separate Utility Room
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Potential To Extend STPP
- NO ONWARD CHAIN

Offered to the market with **no onward chain**, this three-bedroom end-of-terrace property is located on a quiet residential road and offers an exciting opportunity to extend and enhance, subject to the necessary consents.

The ground floor features two separate well-proportioned reception rooms, a fitted kitchen with integrated appliances, a separate utility area, and a convenient downstairs cloakroom. Ascending the stairs to the first floor, there are three spacious bedrooms and a family bathroom complete with a raindrop shower and modern fixtures.

Externally, the property benefits from a front driveway providing ample off-road parking and a rear garden approximately 65 feet long, predominantly laid to lawn with a patio area and side access. A small brick-built outbuilding with plumbing, electricity, and lighting adds further functionality. With its versatile layout and excellent scope for personalisation, this home is a fantastic opportunity for families or professionals alike.

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 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.



