



BOLDING HOUSE

WOKING, GU24 9JJ

This spacious three-bedroom home offers superb potential and is ideally located in the highly desirable area of West End, within the catchment area for the outstanding Gordon's School.

Requiring some modernisation, the property provides an excellent opportunity for buyers looking to create a home tailored to their own taste and style. It is

£470,000



1



2



3

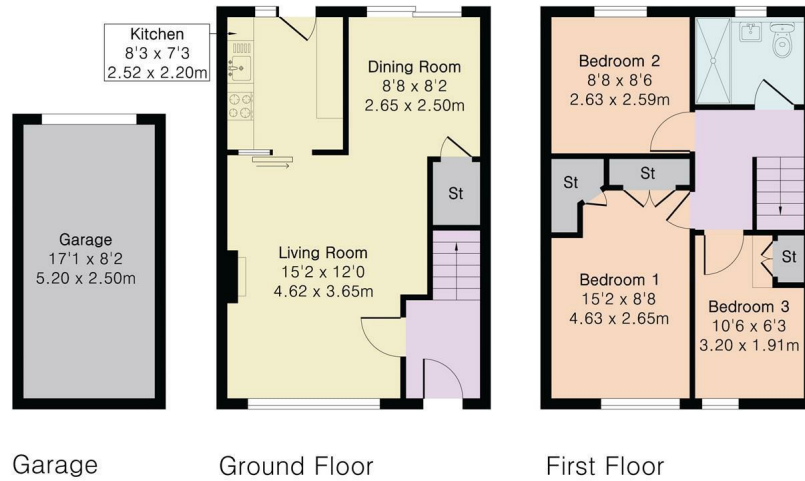
EPC D

**Approximate Gross Internal Area 748 sq ft - 70 sq m
(Excluding Garage)**

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 374 sq ft – 35 sq m

Garage Area 140 sq ft – 13 sq m



perfectly positioned close to well-regarded schools, local amenities, and excellent transport links, making it a great choice for families.

Key features include generous living accommodation, a private enclosed rear garden, driveway parking for two vehicles, and a single garage.

The welcoming entrance hall leads into a bright and spacious living room, featuring a charming fireplace and an abundance of natural light. The dining area offers ample space for family meals and entertaining, with patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units and provides space for a gas cooker, fridge/freezer, and washing machine. There is also under-stairs storage, accessible via the dining area.

Upstairs, there are three well-proportioned bedrooms, including two doubles and a good-sized single. The master and single bedrooms both benefit from built-in storage. The family bathroom features a walk-in shower, WC, and wash basin.

The rear garden is mainly laid to lawn, with an initial patio area ideal for outdoor dining and a wooden shed positioned at

- Sold with no onward chain
- 0.37 miles from Gordons Secondary School (Ofsted Rating - Outstanding)
- Private rear garden
- 0.23 miles from Holy Trinity CofE Primary School
- Driveway parking
- Easy access to M3 Motorway
- Access to excellent transport links
- Potential to extend (STPP)



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