



WOKING
GUIDE PRICE £550,000

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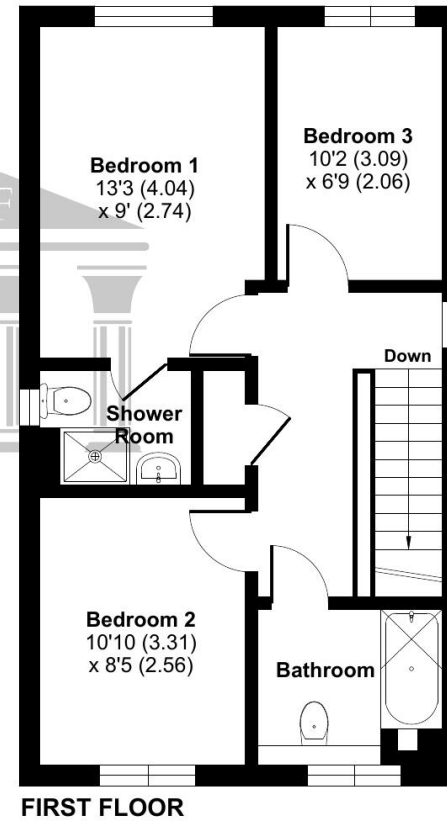
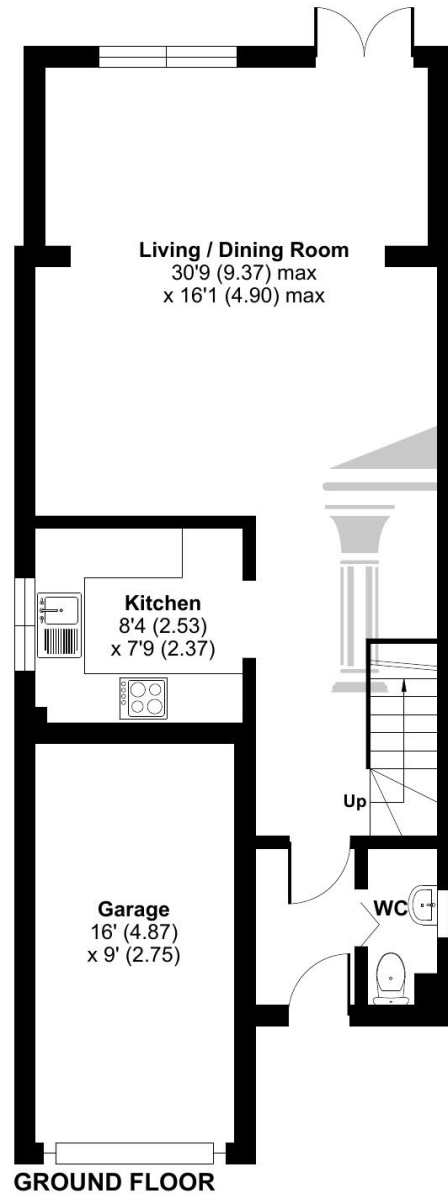
Sandy Lane, Woking, GU22

Approximate Area = 973 sq ft / 90.3 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1100 sq ft / 102 sq m

For identification only - Not to scale



Sandy Lane, Woking, Surrey, GU22

- **Three Bedroom Detached Residence**
- **Impressive Reception Room**
- **Well Appointed Fitted Kitchen**
- **Downstairs Cloakroom**
- **Two Bathrooms**
- **Integral Garage**
- **Cul-de-sac Location**
- **Walking Distance To Mainline Station**
- **Potential For Loft Conversion STPP**

Tucked away at the end of a quiet cul-de-sac, this detached three-bedroom residence offers a rare combination of peaceful living and exceptional convenience. Ideally located within walking distance of Woking Town Centre and its highly regarded mainline station, the property provides excellent connectivity for commuters while maintaining a tranquil residential setting.

The ground floor features a spacious and well-presented reception room, perfect for both entertaining and everyday family living. A modern fitted kitchen offers ample storage and preparation space, complemented by a convenient downstairs cloakroom. The layout is thoughtfully arranged to suit a contemporary lifestyle, blending comfort and practicality. Upstairs, the first-floor landing leads to three generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat. The remaining bedrooms are served by a stylish and well-appointed family bathroom.

Externally, the property enjoys a private driveway that provides access to an integral garage, offering both parking and additional storage options. To the rear, a low-maintenance garden provides a relaxing outdoor space, ideal for summer gatherings or quiet enjoyment. This well-rounded home presents an excellent opportunity for buyers seeking a balanced lifestyle in a prime Woking location.

Woking boasts a vibrant town centre with a plethora of shopping, dining, and leisure options, including attractions such as The New Victoria Theatre & Cinema and the Lightbox Gallery. Golf enthusiasts can choose from a selection of clubs, such as the historic Woking Golf Club (established in 1893), Westhill, Hoebridge, Worplesdon, Chobham, and Foxhills, which also features a spa and hotel. Nature enthusiasts can explore the nearby Basingstoke Canal, River Wey, and the National Nature Reserve of Chobham Common, offering opportunities for walking, cycling, and fishing (permit required). The area is well-supported by both state and private schools, including Goldsworth Primary, Hoe Bridge, Halstead St Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley, and St John the Baptist School.

Council Tax Band E - EPC Rating D - Tenure: Freehold



