



WOKING

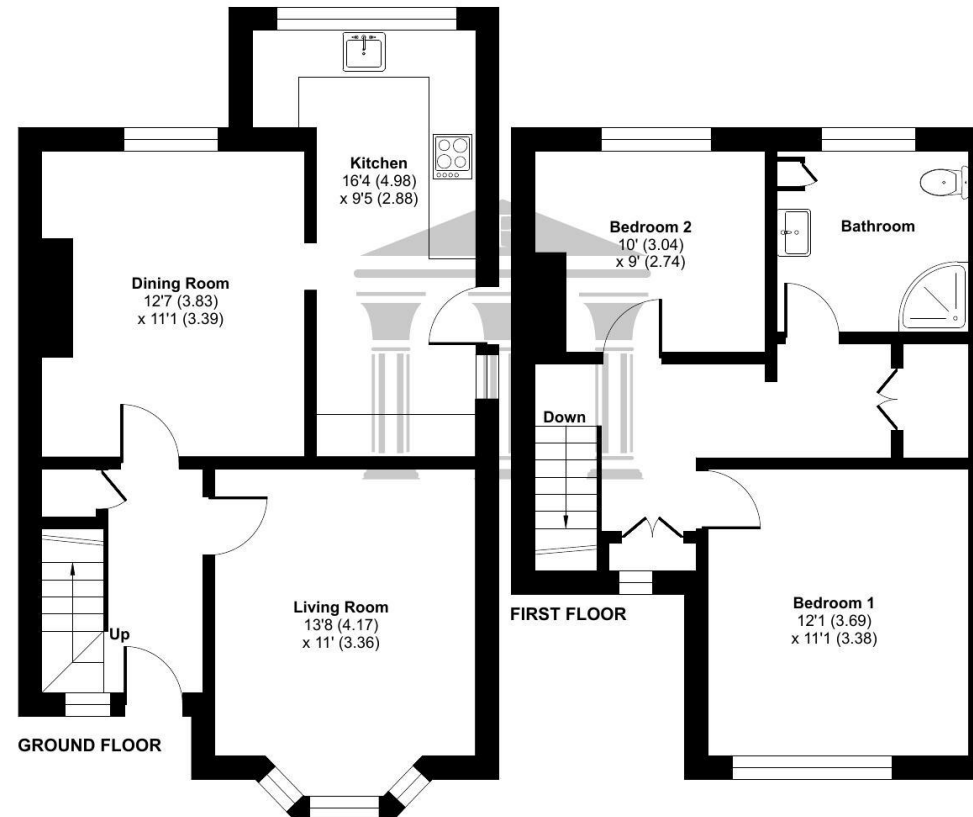
£515,000

This attractive two-bedroom semi-detached home offers a well-balanced arrangement of accommodation, combining comfortable living spaces with the convenience of a highly accessible location.

Mabel Street, Woking, GU21

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



Mabel Street, Woking, Surrey, GU21

- **Attractive two-bedroom semi-detached home**
- **Two separate and versatile reception rooms**
- **Well-appointed kitchen**
- **First-floor family bathroom**
- **Enclosed 80 ft private rear garden**
- **Gas central heating and double glazing**
- **Walking distance of Goldsworth Primary School**
- **Woking's highly regarded mainline station within approximately a 12-minute walk**

This attractive two-bedroom semi-detached home offers a well-balanced arrangement of accommodation, combining comfortable living spaces with the convenience of a highly accessible location. The property would make an excellent choice for first-time buyers, professionals, a young couple, a young family or investors, particularly those commuting into London or Guildford.

The ground floor features two separate reception rooms, providing welcome flexibility for relaxing, dining, entertaining or home working. A well-appointed kitchen completes the ground-floor accommodation and offers a practical setting for everyday cooking and dining. Upstairs, the property provides two bedrooms together with a family bathroom. Gas central heating and double glazing further enhance the comfort and practicality of the home.

Outside, the enclosed 80 ft private rear garden provides a generous space in which to relax, entertain or enjoy outdoor dining. The property is ideally situated within walking distance of Goldsworth Primary School, Woking town centre and Woking's highly regarded mainline railway station, which is approximately a 12-minute walk away. This convenient position makes the property particularly appealing to a young couple commuting into London or Guildford, as well as those with a young family.

Woking offers a perfect balance of vibrant town living and Surrey countryside charm. The town centre provides an excellent selection of shopping, dining and cultural attractions, including the New Victoria Theatre, cinema and the Lightbox Gallery. Leisure options are abundant, from Woking Park's green spaces and lake to Woking Leisure Centre and Pool in the Park. Commuters benefit from fast and frequent rail services to London Waterloo in around 24 minutes, together with convenient services to Guildford. The surrounding countryside offers plentiful outdoor activities, with scenic walks along the Basingstoke Canal and River Wey, Chobham Common's heathland and several prestigious golf clubs, including Woking Golf Club and Foxhills. Families enjoy access to excellent schools, including Hoe Valley and Woking High. With its blend of amenities, cultural attractions, natural beauty and connectivity, Woking delivers a highly desirable lifestyle, combining convenience, recreation and community in one of Surrey's most sought-after locations.

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.



