



Homes of Distinction

SOUTH WOKING

Park Road, Woking, Surrey, GU22

Elegant 1930s Detached Residence Set on the Sought-After South Side of Woking.

This substantial detached 1930s period home is ideally situated on the sought-after south side of Woking, within comfortable walking distance of the town centre and its highly regarded mainline station. Occupying a prominent corner plot, the property enjoys a sense of space and privacy, complemented by generous frontage and the benefit of double garaging.

Internally, the home offers exceptionally spacious and versatile accommodation, with a wealth of period character awaiting thoughtful modernisation. The impressive double-aspect living room is a particular highlight, featuring an open fireplace and large windows that flood the space with natural light. A large formal dining room provides the ideal setting for entertaining, while two further reception rooms offer flexibility for a study, family room or playroom, adapting easily to modern lifestyles.

The kitchen/breakfast room enjoys a pleasant outlook over the garden and is supported by a practical utility room and downstairs cloakroom. Upstairs, six well-proportioned double bedrooms provide ample accommodation for a growing family. Both the principal and guest bedrooms feature en-suite facilities, while a family bathroom serves the remaining rooms.

This is a rare opportunity to acquire a distinguished period home with wonderful proportions, charm and potential. With its enviable location, extensive accommodation, and scope for improvement, the property represents an exciting opportunity for buyers wishing to create a truly exceptional family residence. Internal viewings are highly recommended through the vendor's sole agents.

Council Tax Band G

EPC Rating D

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, including Woking Leisure Centre's gymnasium, and Pool in the Park with its wide range of swimming facilities. 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.




FOUNDATION
Homes of Distinction

FOR SALE

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ACCOMMODATION & SPECIFICATION

- ❖ Substantial detached 1930s period home on the highly sought-after south side of Woking
- ❖ Within walking distance of Woking Town Centre and mainline station
- ❖ Prominent corner plot
- ❖ Double garaging and ample off-street parking
- ❖ Impressive double-aspect living room with open fireplace
- ❖ Large formal dining room
- ❖ Two additional reception rooms providing flexible living space
- ❖ Kitchen/breakfast room with adjoining utility room and downstairs cloakroom
- ❖ Six double bedrooms, including principal and guest suites with en-suite bathrooms
- ❖ Excellent opportunity to modernise and create a distinguished family residence



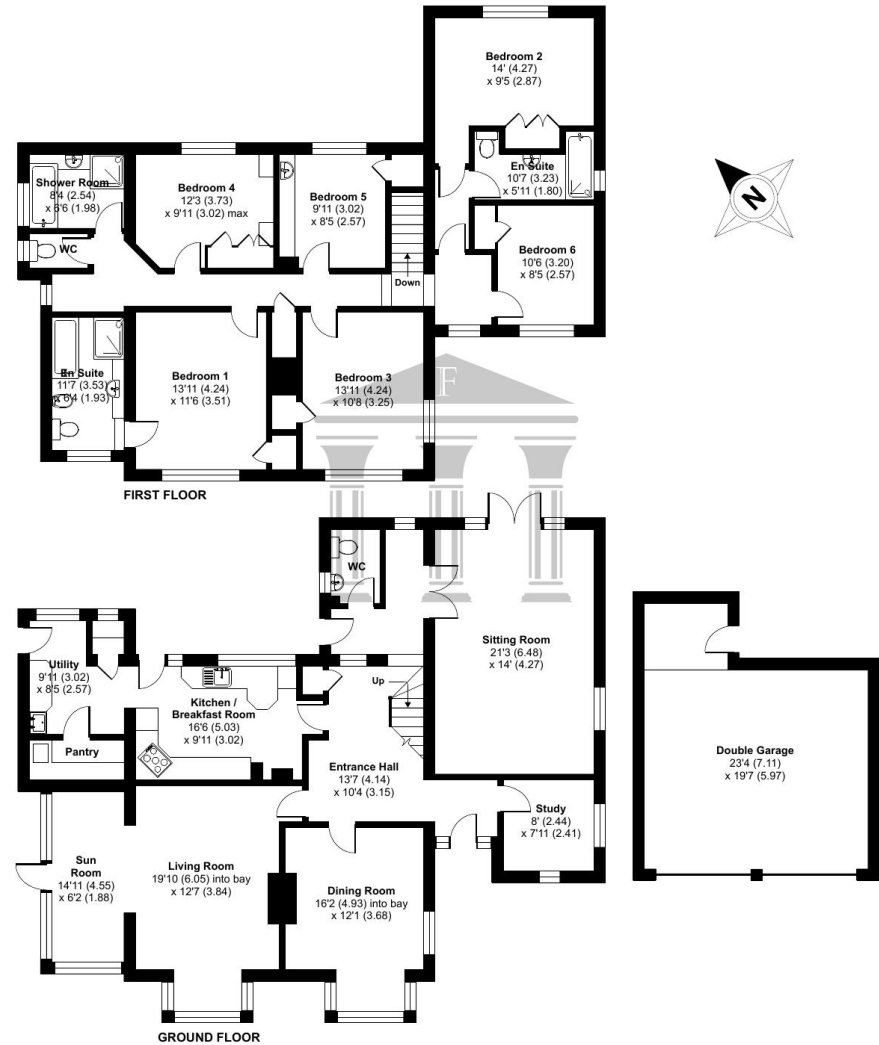
Park Road, Woking, GU22

Approximate Area = 2796 sq ft / 259.7 sq m

Garage = 387 sq ft / 36 sq m

Total = 3183 sq ft / 295.7 sq m

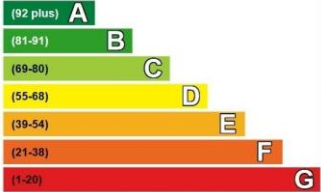
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Foundations Independent Estate Agents. REF: 1372991

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
62	75

Not energy efficient - higher running costs



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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.