



WOKING

£550,000

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fronted semi detached house, enjoying
a particularly appealing setting with a
large rear garden backing directly
onto open playing fields.**

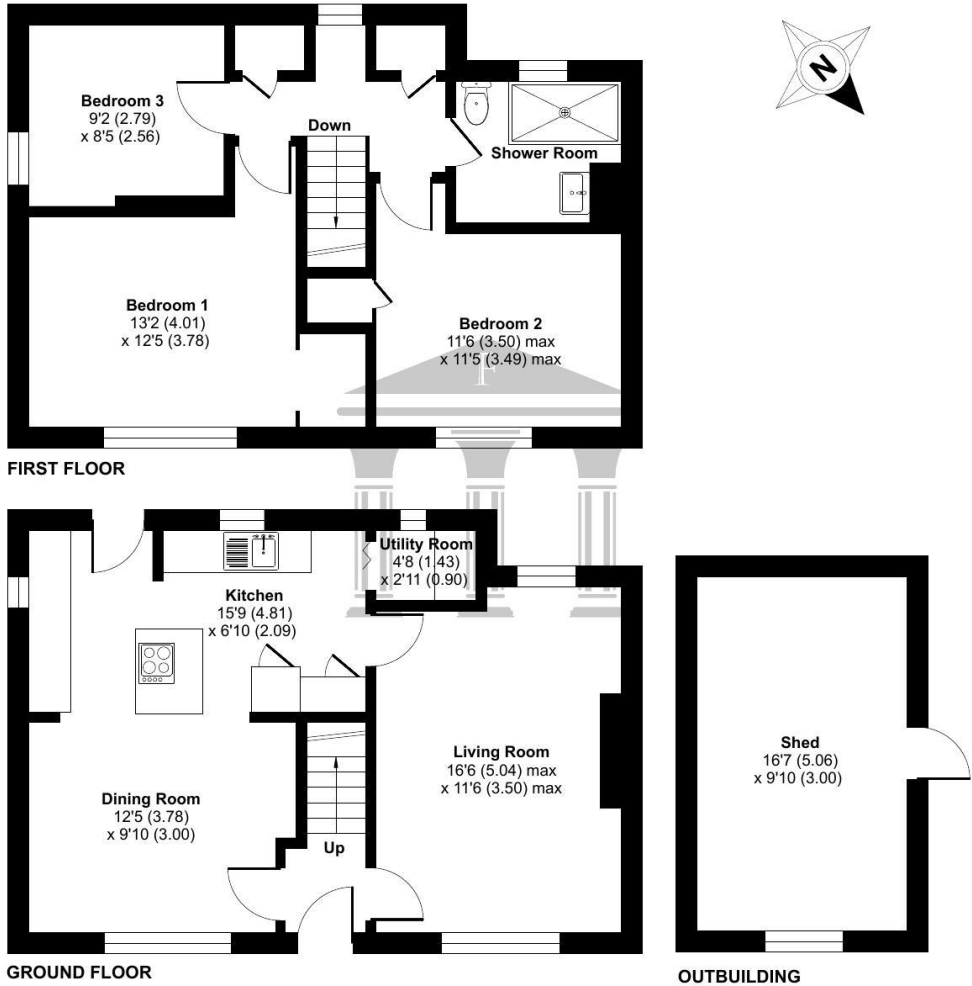
Loop Road, Woking, GU22

Approximate Area = 1006 sq ft / 93.4 sq m

Outbuilding = 163 sq ft / 15.1 sq m

Total = 1169 sq ft / 108.5 sq m

For identification only - Not to scale



Loop Road, Kingfield, Woking, Surrey, GU22

- **Attractive three bedroom double fronted semi detached house**
- **Large rear garden backing directly onto open playing fields**
- **Double-aspect reception room with central fireplace**
- **Beautifully appointed open-plan kitchen/dining room with centre island**
- **Three sizeable bedrooms and well-appointed family bathroom**
- **Off-road parking for numerous cars, with excellent potential to extend**

An attractive three bedroom double fronted semi detached house, enjoying a particularly appealing setting with a large rear garden backing directly onto open playing fields.

The property is approached via generous off-road parking, providing space for numerous cars, while its double-fronted appearance gives the house an attractive and welcoming presence. There is also enormous potential to extend, subject to the usual planning and consents, making this a home with considerable scope for the future.

The accommodation begins with a spacious double aspect reception room, where large windows bring in plenty of natural light and a central fireplace provides an attractive focal point. To the rear is the beautifully appointed open-plan kitchen/dining room, an excellent social space with a centre island and ample room for both everyday dining and entertaining. The arrangement creates a natural heart to the home, with views and access towards the garden adding to its appeal. Upstairs, there are three sizeable bedrooms, offering comfortable and versatile accommodation for families, guests or those requiring space to work from home. The bedrooms are served by a well appointed family bathroom, completing the first floor accommodation. Outside, the large rear garden is a particular highlight, backing onto open playing fields and providing a wonderful sense of space, privacy and outlook.

The location offers an appealing balance of tranquillity and urban convenience, with an excellent range of amenities within walking distance. Local schools, everyday shops, restaurants and cultural attractions, including the New Victoria Theatre, are readily accessible, together with Woking Park, its scenic lake, Woking Leisure Centre and Pool in the Park. Woking town centre and its highly regarded mainline station are also nearby, providing fast and frequent services to London Waterloo in approximately 23 minutes. Combining Woking's rich heritage and modern conveniences with a picturesque setting, the area provides an exceptionally well-rounded lifestyle.

With its generous garden, far-reaching outlook, excellent parking and significant potential to extend, the property represents a superb opportunity to create a wonderful long-term family home.

Council Tax Band C - 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.



