



WOKING

OIEO £600,000

**Occupying a generous corner plot, this attractive double-fronted detached residence offers well-balanced and versatile accommodation, ideal for modern family living.
NO ONWARD CHAIN.**



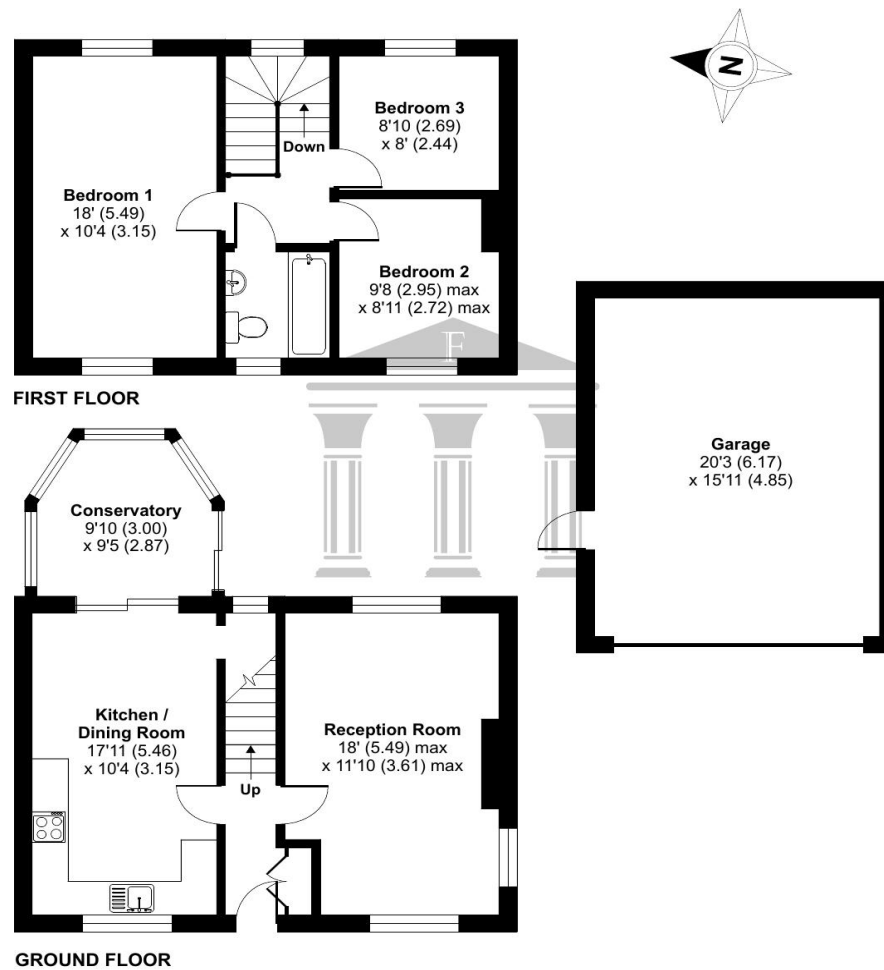
Rosebery Crescent, Kingfield, Woking, GU22

Approximate Area = 1034 sq ft / 96 sq m

Garage = 322 sq ft / 29.9 sq m

Total = 1356 sq ft / 125.9 sq m

For identification only - Not to scale



Rosebery Crescent, Kingfield, Woking, Surrey, GU22

- **Generous corner plot with excellent potential**
- **Double fronted detached residence**
- **Three well-proportioned double bedrooms**
- **Bright triple aspect reception room**
- **Spacious kitchen/dining room and conservatory**
- **Driveway parking and detached double width garage**
- **NO ONWARD CHAIN**

Occupying a generous corner plot, this attractive double-fronted detached residence offers well-balanced and versatile accommodation, ideal for modern family living. The property is presented with a light and airy feel throughout and benefits from a spacious layout, with excellent scope for personalisation and future enhancement.

The ground floor features a superb triple aspect reception room, providing a bright and welcoming space for both relaxation and entertaining. This is complemented by a well-proportioned, double aspect kitchen/dining room, perfectly suited to everyday family life and social gatherings. A double glazed conservatory to the rear further enhances the living space, offering a sun-filled outlook over the garden.

Upstairs, the property boasts three generously sized double bedrooms, all served by a well-appointed family bathroom. Each room is thoughtfully arranged to maximise space and natural light, ensuring a comfortable and practical living environment.

Externally, the home benefits from a driveway providing off-street parking, along with a detached double-width garage offering excellent storage or workshop potential. The sizeable corner plot presents an exciting opportunity to extend or further develop the property, subject to the usual planning consents. Offered to the market with no onward chain, this is a fantastic opportunity to acquire a home with both immediate appeal and long-term potential.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. 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.

Council Tax Band E - 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.



