



WOKING

£435,000

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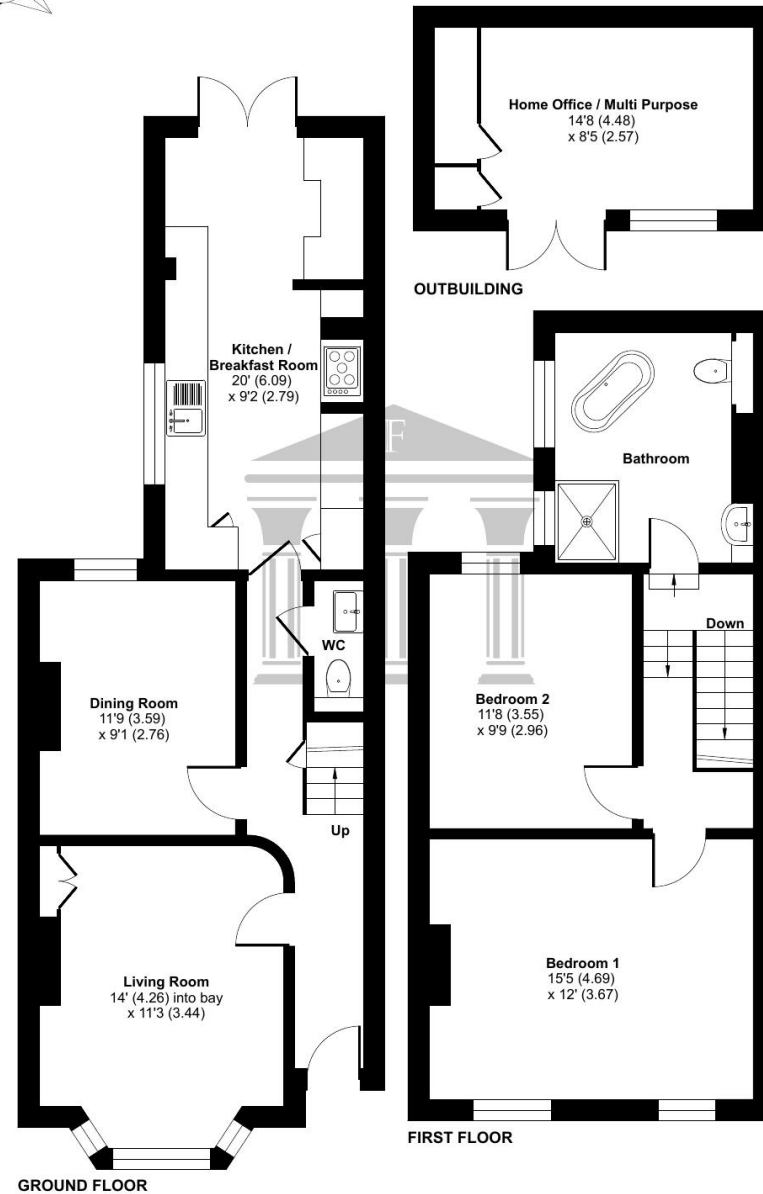
Boundary Road, Woking, GU21

Approximate Area = 1022 sq ft / 94.9 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 1146 sq ft / 106.4 sq m

For identification only - Not to scale



Boundary Road, Woking, Surrey, GU21

- **Attractive semi-detached period home**
- **Walking distance of Woking's mainline station**
- **Wealth of character features**
- **Generous sitting room with bay window**
- **Separate versatile dining room**
- **Beautifully appointed kitchen/breakfast room**
- **Two spacious double bedrooms & an impressive bathroom**
- **Low maintenance garden & detached home office**

Set with a pleasant outlook across a green and conveniently placed for Woking town centre and its highly regarded mainline station, this attractive semi-detached period home offers a superb blend of character, comfort and modern practicality. Beautiful period details, including high ceilings with cornicing and picture rails, sash windows and feature fireplaces, give the property a warm and distinctive sense of charm, while the interiors have been carefully presented to suit contemporary living.

The ground floor is arranged to provide a natural flow of living space, beginning with a generous sitting room featuring a fireplace and bay window, creating an inviting room in which to relax and unwind. A separate dining room offers excellent versatility, equally suited to family meals, entertaining guests or use as an additional reception space. The beautifully appointed kitchen/breakfast room forms the heart of the home, with well-planned cabinetry, space for informal dining and direct access out to the garden. Upstairs, there are two spacious double bedrooms, each offering comfortable and well-proportioned accommodation, served by an impressive bathroom.

Outside, the rear garden has been designed for ease of maintenance and everyday enjoyment, with a decked area ideal for outdoor dining, morning coffee or evening drinks, together with useful side access. A detached home office provides a valuable addition, offering a quiet and flexible space for working from home, creative pursuits or hobbies. With its combination of period features, generous proportions and adaptable living space, this charming home offers a stylish and practical setting for modern life, with convenient access to Woking's amenities and rail connections.

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 the Woking Leisure Centre and Pool in the Park. Commuters benefit from fast, frequent trains to London in around 24 minutes, making Woking an ideal choice for city professionals. 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 – Parking Permit: £84 PA



