



WOKING

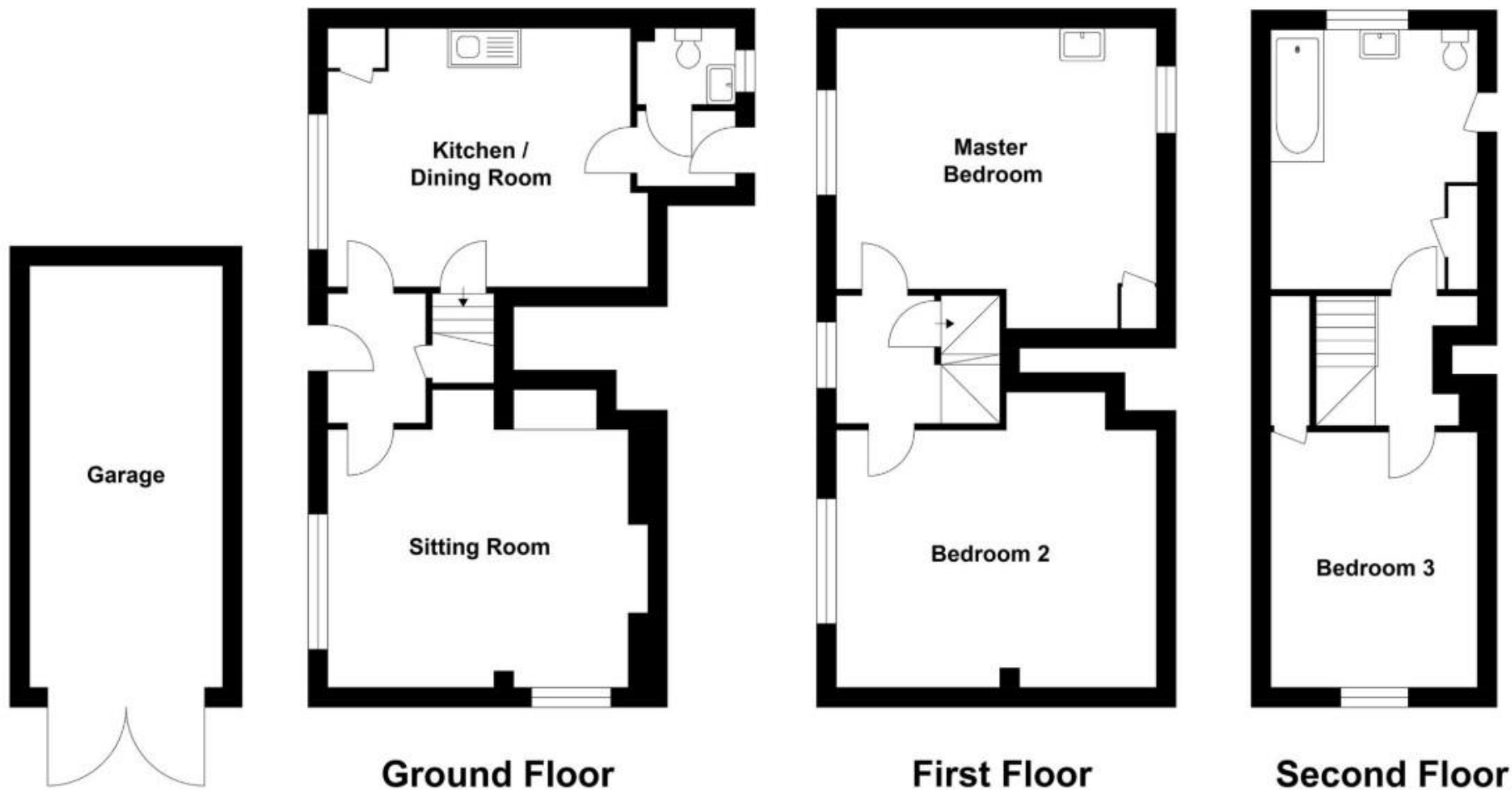
Offers in Excess of £600,000

This exceptional Grade II listed semi-detached residence has been thoughtfully refurbished to an impeccable standard, offering a harmonious blend of historic character and contemporary comfort.

Approximate Floor Area : 122 m2 ... 1312 ft2

Garage Area : 19.5 m2 ... 200 ft2

Total Area : 141 m2 ... 1512 ft2



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Old Woking Road, Woking, Surrey, GU22

- **Beautifully renovated Grade II semi-detached residence**
- **Many original features including beams**
- **Spacious living room with feature brick fireplace**
- **Bespoke kitchen with integrated appliances and dining space**
- **Three double bedrooms, including principal with en suite**
- **Large rear garden with lawn, mature trees and planting**

This exceptional Grade II listed semi-detached residence has been thoughtfully refurbished to an impeccable standard, offering a harmonious blend of historic character and contemporary comfort. Rich in period features, the home retains its original charm through exposed timber beams, characterful brickwork and traditional sash windows, all enhanced by carefully considered modern finishes throughout.

The ground floor accommodation is both welcoming and well-proportioned, comprising an inviting entrance hall leading through to a generous living room where a striking brick fireplace provides a central focal point. The kitchen has been beautifully appointed with bespoke units, integrated appliances and ample space for dining, creating a perfect setting for both everyday living and entertaining. A conveniently located cloakroom completes this level. Upstairs, the property continues to impress with two spacious double bedrooms on the first floor, including an elegant principal bedroom featuring a period fireplace and a stylish en suite shower room. The second floor offers a further well-sized double bedroom alongside a contemporary family bathroom, providing flexible accommodation suited to a variety of needs.

Externally, the property enjoys a substantial rear garden, predominantly laid to lawn and complemented by mature planting and established fruit trees, offering a peaceful and private outdoor space. The home has also benefited from significant recent upgrades, including modernised heating, electrical systems and refurbished sash windows, ensuring a high level of comfort while preserving its heritage appeal.

Ideally positioned for those commuting into London, this property benefits from excellent transport links, with Woking Station offering a fast and frequent service to London Waterloo in under 30 minutes. For motorists, both the M25 and M3 are reachable within 15 minutes, providing smooth access across the South of England and beyond. Located just 25 miles south of central London, Woking also enjoys proximity to major airports—approximately 30 miles from Gatwick and under 20 miles from Heathrow. The area is well-regarded for its educational provision, with a strong selection of both primary and secondary schools. Residents can also enjoy the natural beauty of the surrounding countryside, with nearby country parks, heathlands, and picturesque walking routes along the Basingstoke Canal and the Wey Navigation. This location offers a harmonious balance of urban connectivity and tranquil outdoor living.

Council Tax Band TBC - EPC Rating TBC - 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.



