

**FOR SALE**



**Lampeter Close, Woking**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**Asking Price Of £475,000**





- Viewing Day 4th April Book Now
- Three-bedroom end-of-terrace home
- Quiet cul-de-sac location
- Garage and driveway parking
- Spacious reception/dining room
- Private rear garden with patio
- Close to town centre and amenities

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A well-proportioned three-bedroom end-of-terrace home, complete with garage, driveway parking and a private rear garden, situated in a quiet residential cul-de-sac within easy walking distance of Woking town centre and mainline station. Offering excellent scope for modernisation and future value enhancement, this property presents an ideal opportunity for families, commuters or investors seeking a home to personalise in a highly convenient location.

The ground floor comprises a welcoming entrance hall leading into a bright and spacious open-plan reception and dining room measuring over 18ft in length, providing a versatile living space with direct access to the rear garden via sliding patio doors. A separate kitchen sits to the front, with potential for reconfiguration or extension (subject to the usual consents). The integral garage is currently accessed externally but offers scope for conversion into additional living accommodation, with potential to create internal access if desired (subject to the necessary approvals).

Upstairs, the property offers three bedrooms, including two well-sized doubles and a third single bedroom that would also work well as a home office or nursery. A family bathroom serves all rooms and is fitted with a bath, WC and wash basin. The layout is practical and well balanced, with scope for cosmetic updating throughout.

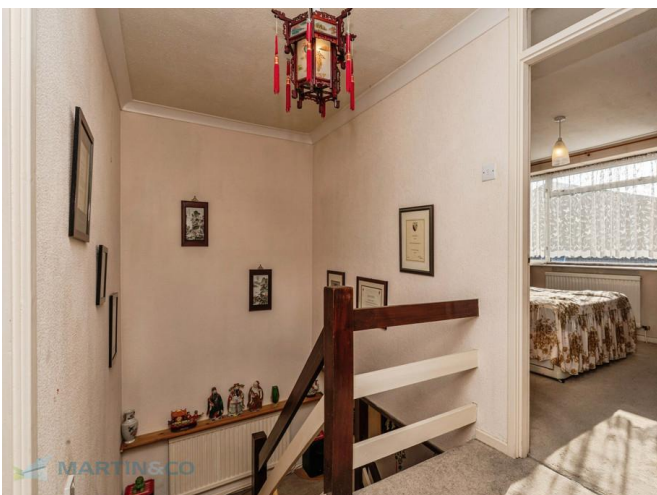
Externally, the property benefits from a private driveway leading to the garage, while the rear garden is enclosed

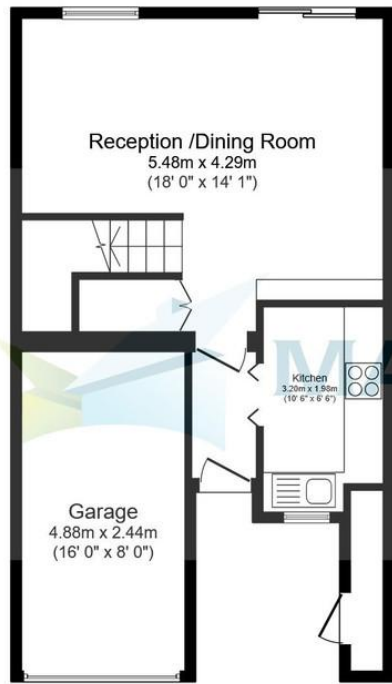


and mainly laid to lawn with a patio seating area and mature planting providing a good degree of privacy. The end-of-terrace position allows for additional natural light and a greater sense of space compared to mid-terrace homes.

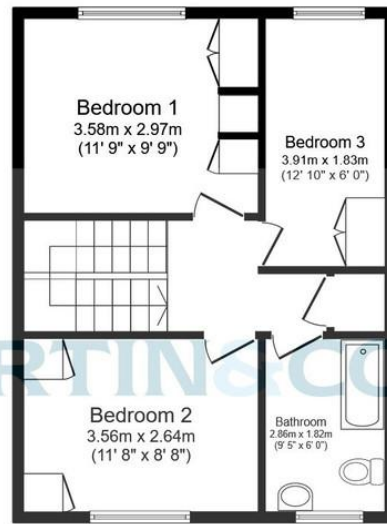
Lampeter Close is a well-established and sought-after residential cul-de-sac within the popular Mount Hermon area of Woking. The property is conveniently located approximately 0.4 miles from Woking mainline station, offering fast and frequent services to London Waterloo in around 25 minutes, making it ideal for commuters. Woking town centre is also within easy reach, providing a wide range of shopping, dining and leisure facilities. Well-regarded local schools and healthcare amenities are nearby, further enhancing the property's appeal for families.

With a total floor area of approximately 963 sq ft, this freehold property combines immediate practicality with excellent long-term potential. While well maintained, it would benefit from modernisation, allowing buyers to create a home tailored to their own taste and add significant value over time.





**Ground Floor**



**First Floor**

Total floor area 89.4 sq.m. (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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