



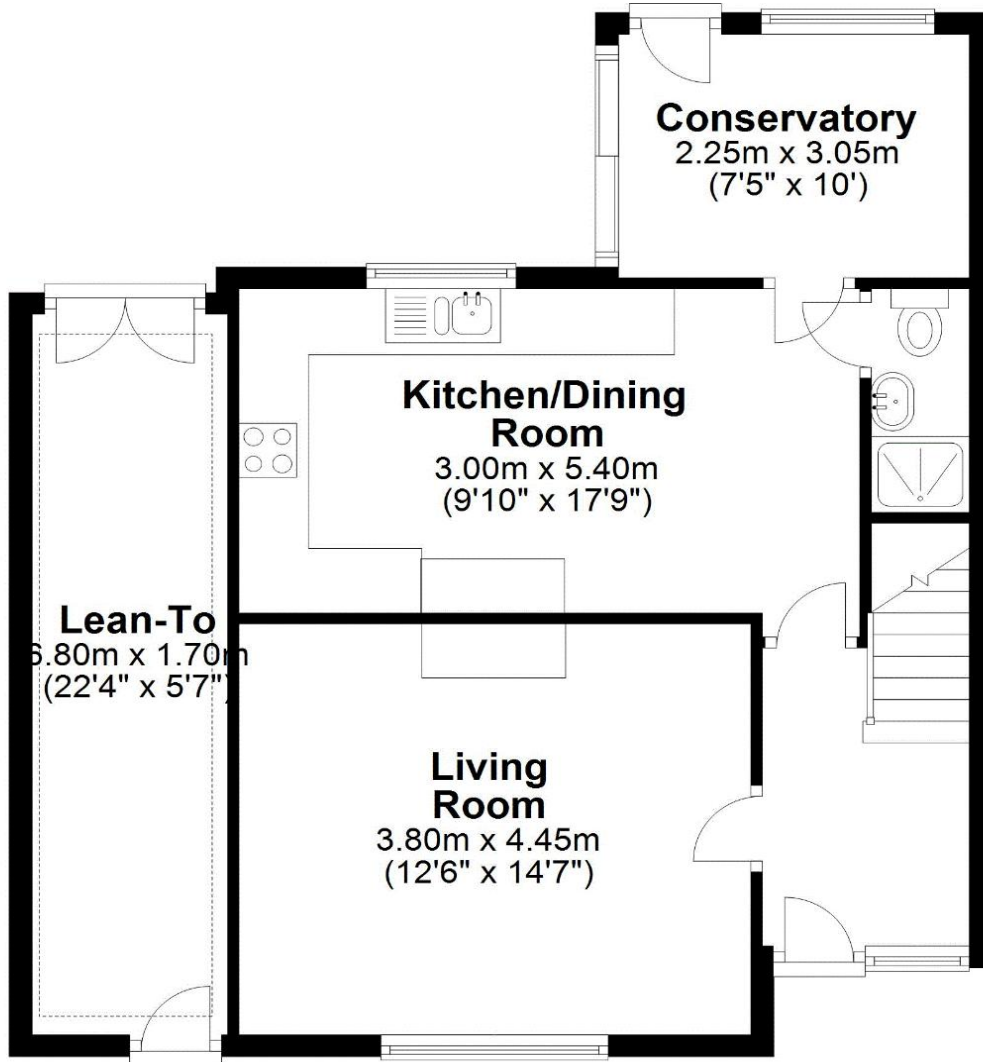
WOKING

£500,000

Ideally positioned within easy walking distance of Woking town centre and mainline station, this beautifully presented three-bedroom semi-detached home offers an appealing blend of space, comfort and convenience.

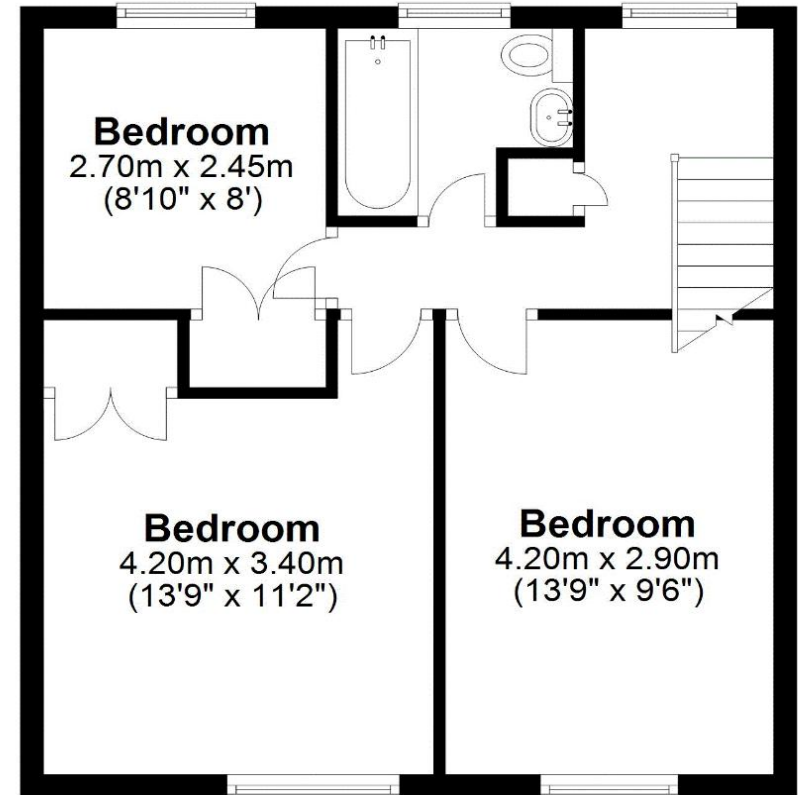
Ground Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 105.9 sq. metres (1139.8 sq. feet)

Bentham Avenue, Sheerwater, Woking, Surrey, GU21

- **Three-Bedroom Semi-Detached Home**
- **Spacious Living Room**
- **Kitchen/Dining Room**
- **Bright Double-Glazed Conservatory**
- **Landscaped Rear Garden**
- **Off-Street Parking for Several Vehicles**
- **Walking Distance of Woking Town Centre & Mainline Station**

Ideally positioned within easy walking distance of Woking town centre and mainline station, this beautifully presented three-bedroom semi-detached home offers an appealing blend of space, comfort and convenience.

The ground floor features a generous living room, providing a welcoming space in which to relax, together with a well-appointed kitchen/dining room that is perfectly suited to family meals and entertaining. A bright double-glazed conservatory creates a natural extension of the living space and enjoys an attractive outlook across the landscaped rear garden. A convenient ground-floor shower room completes the accommodation on this level. Upstairs are three well-proportioned bedrooms and a modern family bathroom. Further benefits include gas central heating, double-glazed windows, off-street parking and a useful covered outdoor utility area.

The property is ideally placed for Woking's excellent selection of shops, cafés, restaurants and leisure facilities, as well as fast and frequent mainline services to London Waterloo.

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 C - 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.



