



WOKING

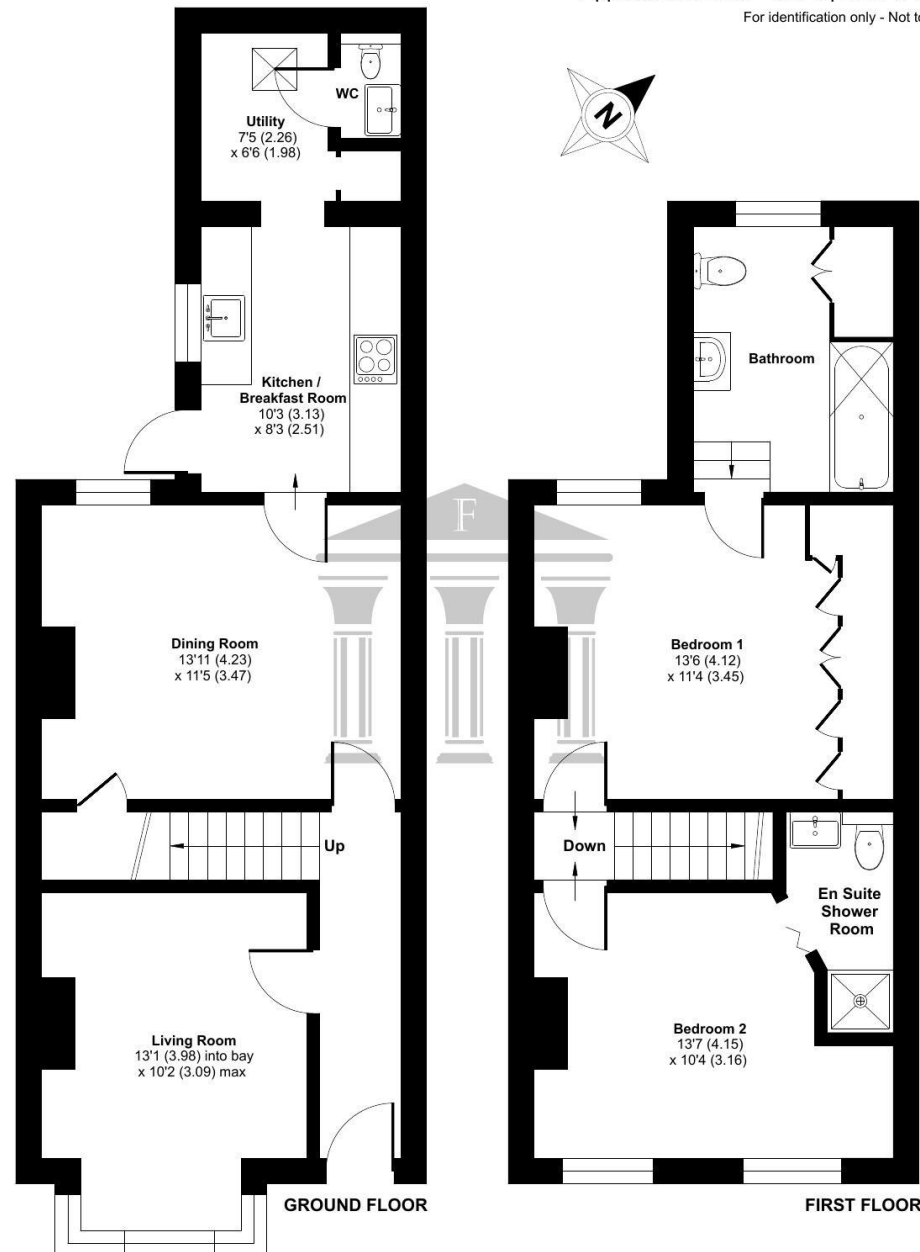
£425,000

This superbly presented period cottage combines timeless character with stylish modern living, conveniently positioned within a short walk of Woking town centre and its highly regarded mainline station.

Courtenay Road, Woking, GU21

Approximate Area = 945 sq ft / 87.7 sq m

For identification only - Not to scale



Courtenay Road, Woking, Surrey, GU21

- **Charming period cottage with contemporary finishes**
- **Two characterful reception rooms with period fireplaces**
- **Newly fitted kitchen with integrated appliances**
- **Two double bedrooms, both with en suite facilities**
- **Good-sized garden ideal for alfresco entertaining**
- **Short walk from Woking town centre & mainline station**

This superbly presented period cottage combines timeless character with stylish modern living, conveniently positioned within a short walk of Woking town centre and its highly regarded mainline station. Beautifully updated throughout, the property offers an appealing lifestyle for commuters, professional couples and those seeking excellent access to the town's shops, restaurants and leisure facilities.

The ground floor features two separate reception rooms, each enhanced by an attractive period fireplace, providing versatile spaces for relaxing, dining and entertaining. A newly fitted kitchen is equipped with a range of integrated appliances, while a separate utility room and downstairs cloakroom add valuable everyday practicality. Double-glazed windows are fitted throughout. Upstairs are two well-proportioned double bedrooms, both benefiting from their own en suite facilities, which were fitted in 2024, creating an excellent arrangement for homeowners and overnight guests alike. The insulated and fully boarded loft provides valuable additional storage space and is conveniently accessed by a newly fitted ladder, with electric lighting installed. The accommodation is thoughtfully presented, balancing the warmth and charm of a period home with the comfort and convenience of contemporary finishes.

Outside, the good-sized rear garden provides an attractive setting for alfresco dining, summer entertaining and relaxation. Offering character, modern comfort and an exceptionally convenient location, this delightful cottage represents an ideal opportunity to enjoy a relaxed lifestyle within easy reach of central Woking.

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 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 C
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.

