



WOKING

OIEO £550,000

Situated within a quiet cul-de-sac and walking distance to Woking Mainline Station is this three bedroom semi detached home.



Little Riding, Woking, GU2

Total Area = 998 sq ft / 93 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023

Little Riding, Woking, Surrey, GU22 7EP

- **Three Bedrooms**
- **Semi Detached Family Home**
- **Garage**
- **Off Street Parking**
- **Close To Local Amenities**
- **Walking Distance To Woking Town Centre**

Situated within a quiet cul-de-sac and walking distance to Woking Mainline Station is this three bedroom semi detached home.

The property comprises on the ground floor of an entrance hallway with WC, spacious lounge, separate dining room and kitchen with ample storage and worktop surfaces. Upstairs there are three bedrooms with the principal bedroom benefitting from an en-suite shower room and a further family bathroom with white fitted suite.

Externally to the rear, the garden is mainly laid to lawn with a patio area and access is given to the garage. To the front are two parking spaces with an additional parking space on the driveway to the side of the house in front of the garage.

Woking town centre continues to be the subject of very considerable improvement resulting in a modern and busy cosmopolitan town that has an eclectic array of bars, cafes and restaurants. The town also has a wide variety of shops particularly in the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the south east as it runs a very fast and extremely frequent service into Waterloo (23 mins) and here you will also find a very efficient coach service to Heathrow airport.

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.



