



WOKING

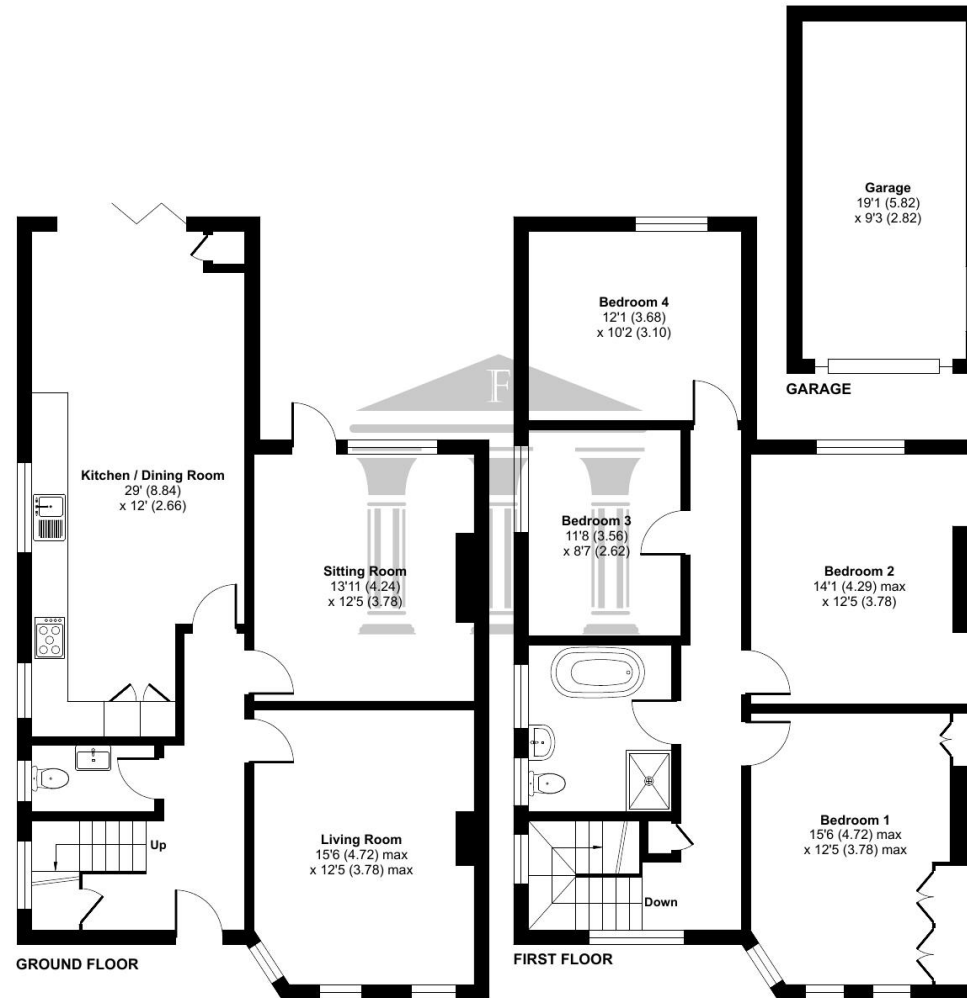
£875,000

Welcome to this exceptional Edwardian residence, perfectly combining classic elegance with modern comforts. As you enter, you will immediately appreciate the timeless beauty and architectural details that define this remarkable

York Road, Woking, GU22

Approximate Area = 1887 sq ft / 175.3 sq m (includes garage)

For identification only - Not to scale



York Road, Woking, Surrey, GU22 7XH

- **Edwardian Residence**
- **Four sizeable Bedrooms**
- **Open Plan Kitchen/Dining Room**
- **Two Separate Reception Rooms**
- **High Ceilings**
- **Period Fireplace**
- **Downstairs Cloakroom**
- **Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

Welcome to this exceptional Edwardian residence, perfectly combining classic elegance with modern comforts. As you enter, you will immediately appreciate the timeless beauty and architectural details that define this remarkable home.

The heart of the home lies in the open plan kitchen/dining room, offering a seamless and inviting space for culinary creations and family gatherings. The abundance of natural light illuminates the room, accentuating the high ceilings and creating an airy atmosphere that exudes warmth and hospitality.

In addition to the open plan area, the property boasts two separate reception rooms. These versatile spaces can be adapted to suit your individual needs, whether you desire a formal living room, or a tranquil retreat. The period fireplaces add a touch of grandeur and serve as captivating focal points, exuding charm and character throughout. The ground floor concludes with a convenient downstairs cloakroom. Upstairs, you will find four generously proportioned bedrooms, providing ample space for rest and relaxation. The high ceilings continue on this level, creating an enhanced sense of spaciousness and grandeur.

This exceptional residence boasts the enviable advantage of being within walking distance of Woking's mainline station. This proximity offers easy access to excellent transportation links to London Waterloo within approximately 23 mins, making it an ideal choice for commuters seeking convenience and connectivity. Furthermore, this property is being offered with no onward chain, streamlining the purchasing process for potential buyers and ensuring a swift and hassle-free transition. Council Tax Band F – EPC Rating D

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.



