



**WOKING**

**£525,000**

**This superbly extended family residence offers a harmonious blend of space, style, and convenience. Situated within close proximity of local amenities, Woking College, and St John The Baptist School, it presents an ideal setting for family living.**

# Fairfax Road, Old Woking, Woking, GU22

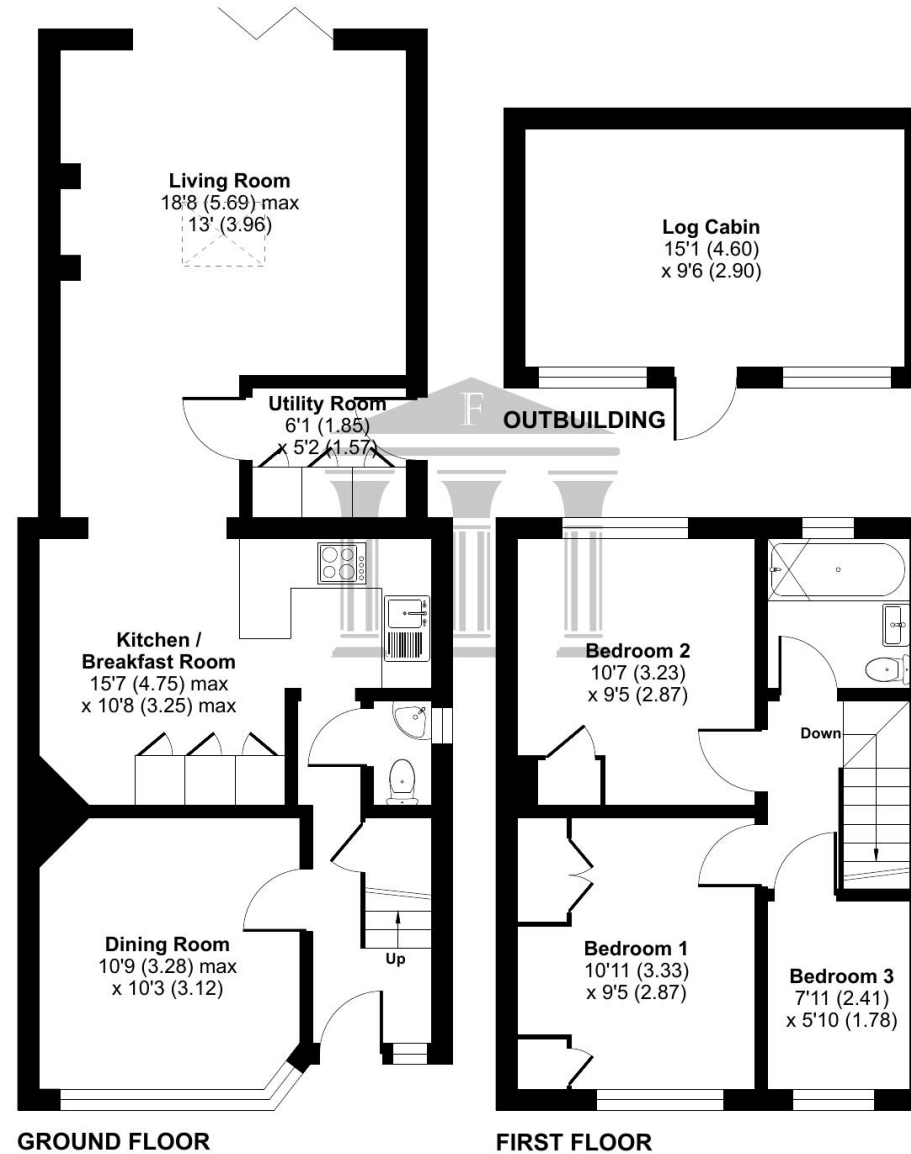


Approximate Area = 948 sq ft / 88 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 1092 sq ft / 101.3 sq m

For identification only - Not to scale





## Fairfax Road, Old Woking, Woking, Surrey, GU22

- **Extended Three Bedroom Semi Detached Home**
- **Impressive Living Room With Sky Lantern**
- **Dining Room**
- **15ft Kitchen/Breakfast Room**
- **Well Appointed Family Bathroom**
- **Large Rear Garden & Log Cabin**
- **Off Street Parking**

This superbly extended family residence offers a harmonious blend of space, style, and convenience. Situated within close proximity of local amenities, Woking College, and St John The Baptist School, it presents an ideal setting for family living.

Upon entry, the impressive living room immediately captivates with its sky lantern overhead, inviting abundant natural light to cascade through the space. The allure continues with bi-folding doors seamlessly connecting the indoors with the outdoors, leading to the expansive rear garden, perfect for entertaining or serene relaxation. A separate dining room provides space for formal gatherings, while the 15ft well-appointed kitchen/breakfast room caters to the heart of the home, boasting modern amenities and ample space for culinary creativity. Adjacent, a utility room and downstairs cloakroom offer added convenience, enhancing the functionality of daily living. Ascending the stairs, discover two generously sized double bedrooms alongside a cosy single, each offering comfort and privacy. A well-appointed family bathroom completes the first floor.

Externally, the property is graced with a sizeable rear garden, featuring a charming log cabin nestled at the rear, and off-street parking to the front for two vehicles.

Woking town centre has undergone significant enhancements, transforming it into a vibrant and contemporary cosmopolitan hub. It boasts a diverse selection of bars, cafes, and restaurants, catering to various tastes. The Peacocks centre with a range of shops, houses the esteemed New Victoria theatre and a multi-screen cinema. Woking takes pride in its exceptional commuter rail station, widely recognised as one of the finest in the south-east. With its swift and frequent service to London Waterloo (23 mins), it offers a convenient option for commuters. With access just 5 miles away (J10, M25/A3), the motorway network enables effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). For those who enjoy a delightful walk or cycle ride, the tranquil Basingstoke Canal whose walkways and towpaths gracefully wind their way through Woking, serve as a constant reminder of the nearby open spaces and serene countryside.

Council Tax Band D - 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.





