



Homes of Distinction



SOUTH WOKING

Coley Avenue , Woking, Surrey, GU22

A beautifully presented three/four bedroom detached residence set on the ever favoured south side of Woking.

Nestled within a tranquil cul-de-sac on Woking's coveted south side, this property presents a harmonious blend of space, privacy, and convenience. Beyond the welcoming facade lies a versatile layout spanning two floors, thoughtfully designed to accommodate modern living. Stepping into the residence, you are greeted by an impressive reception hall.

The ground floor unfolds to reveal a series of generously proportioned living spaces, including a well-appointed kitchen/breakfast room seamlessly integrated with a light and airy conservatory. With four distinct reception rooms, including a playroom and a versatile study/bedroom 4, there is ample flexibility to tailor the space to suit your lifestyle. A convenient downstairs shower room adds to the practicality of the layout, ensuring comfort and convenience for residents and guests alike.

Ascending the stairs, a spacious landing leads to three inviting bedrooms, including a principal suite with an en-suite bathroom. Completing the upper level is a family bathroom, catering to the needs of the household. Outside, a corner plot garden offers a private oasis for relaxation and outdoor enjoyment, while a driveway leading to an attached double garage provides ample parking. With its prime location within walking distance of Woking Town Centre and its mainline station, this property epitomises the essence of contemporary suburban living.

Council Tax Band G

EPC Rating C

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

Situated on the highly regarded south side of Woking, nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Located within close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.





ACCOMMODATION & SPECIFICATION

- ❖ Three/Four Bedroomed Detached Residence
- ❖ Impressive Reception Hall
- ❖ Spacious Kitchen/Breakfast Room
- ❖ Open Plan Conservatory
- ❖ Three-Four Separate Reception Rooms
- ❖ Three Bathrooms
- ❖ Cul-de-sac Location
- ❖ Corner Plot Garden
- ❖ Attached Double Garage
- ❖ Walking Distance Of Woking Mainline Station



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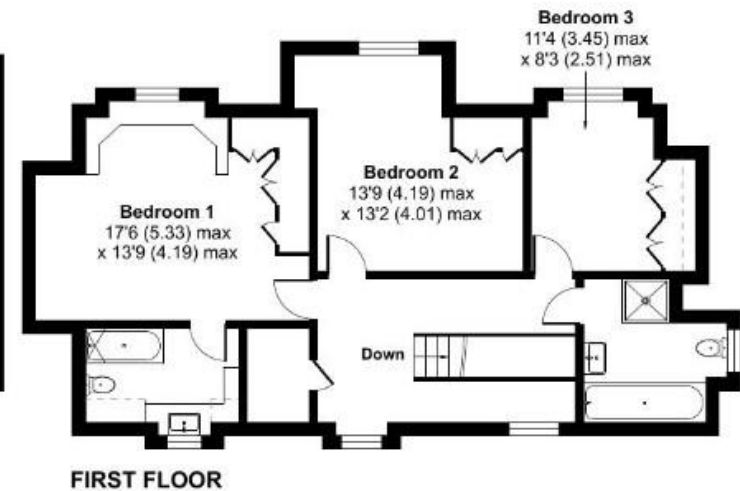
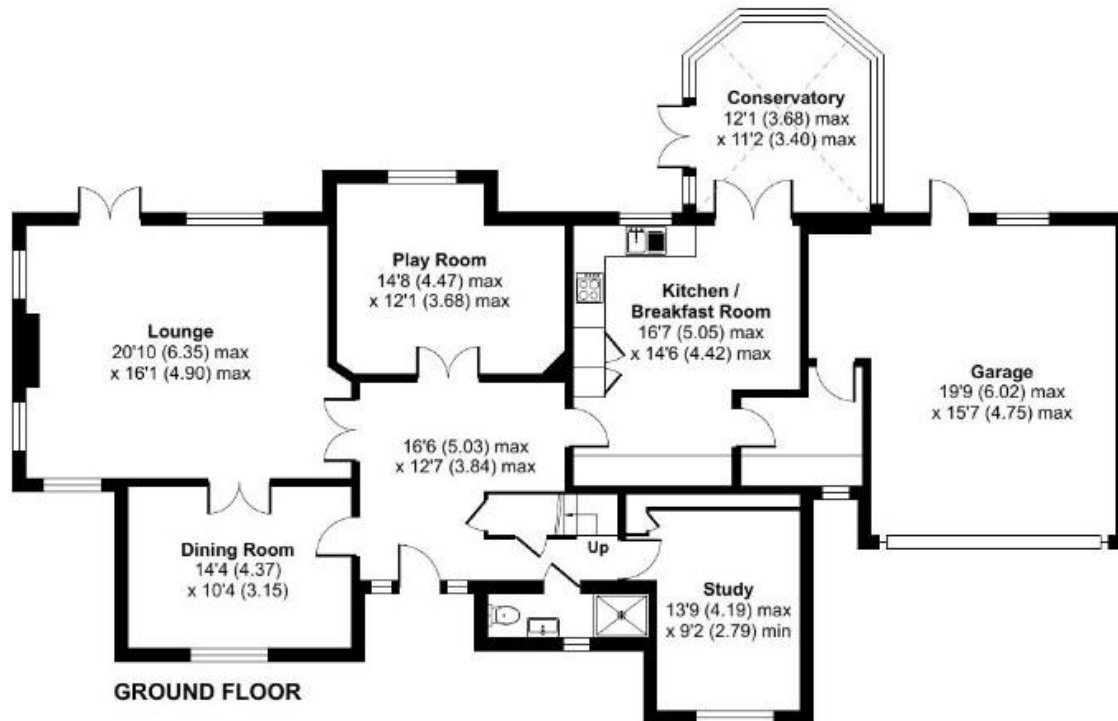
Approximate Area = 2278 sq ft / 211.6 sq m

Limited Use Area(s) = 15 sq ft / 1.4 sq m

Garage = 345 sq ft / 32.1 sq m

Total = 2638 sq ft / 245.1 sq m

For identification only - Not to scale



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



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www.foundationsofwoking.com

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