



Homes of Distinction



SOUTH WOKING

Pembroke Road, Woking, Surrey, GU22

A fabulous four double bedroomed family residence nestled within the prestigious south side of Woking.

Nestled in a highly sought-after location on the prestigious south side of Woking, this exceptional property offers unparalleled convenience. Within walking distance to Woking Town Centre and the mainline station, this residence is perfect for those seeking both tranquillity and accessibility. The property boasts a well appointed kitchen, a spacious reception room featuring a central fireplace, a double glazed conservatory, a separate dining room, and a study, providing ample space for family living and entertaining.

Upstairs, this fabulous home features four generously sized double bedrooms. The principal bedroom includes an en-suite bathroom, offering a private retreat, while the additional bedrooms share a well-appointed family bathroom. Each room is designed with attention to detail, ensuring a harmonious blend of style and functionality.

The exterior of the property is equally impressive, featuring a stunning mature garden that provides a serene outdoor haven. The front of the property offers convenient off-road parking and a large double garage, adding to the practicality of this magnificent home. With its prime location and exceptional features, this property presents the opportunity to enjoy the best of Woking living.

Council Tax Band G

EPC Rating D

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

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Situated on the highly regarded south side of Woking, nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in 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

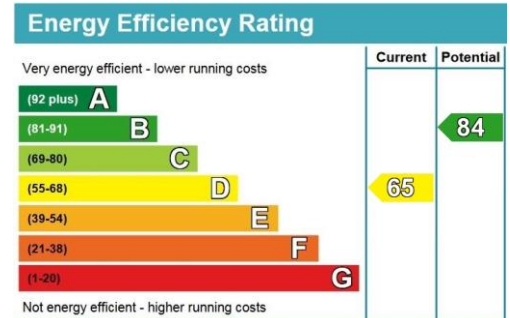
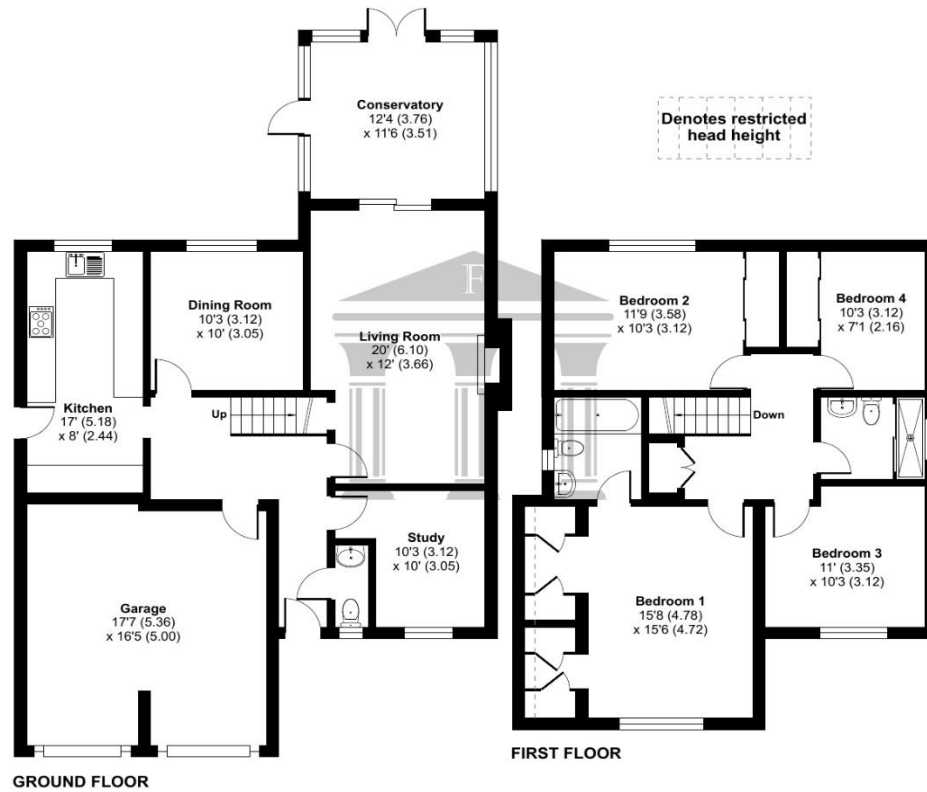
- ❖ Prime Location On The Highly Desirable South Side Of Woking
- ❖ Expansive Reception Room Featuring A Central Fireplace
- ❖ Bright & Airy Double Glazed Conservatory
- ❖ Separate Dining Room
- ❖ Dedicated Study/Home Office
- ❖ Four Generously Sized Double Bedrooms
- ❖ Two Well Appointed Bathrooms
- ❖ Well Established Mature Garden
- ❖ Spacious Double Garage
- ❖ Convenient Walking Distance To Woking Town Centre & Mainline Station



Pembroke Road, Woking, GU22

Approximate Area = 1700 sq ft / 157.9 sq m
 Limited Use Area(s) = 10 sq ft / 0.9 sq m
 Garage = 287 sq ft / 26.6 sq m
 Total = 1997 sq ft / 185.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1147717



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www.foundationsofwoking.com

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