



WOKING

OIRO £500,000

This extended semi-detached residence offers a stylish and contemporary living experience, perfect for modern family life.

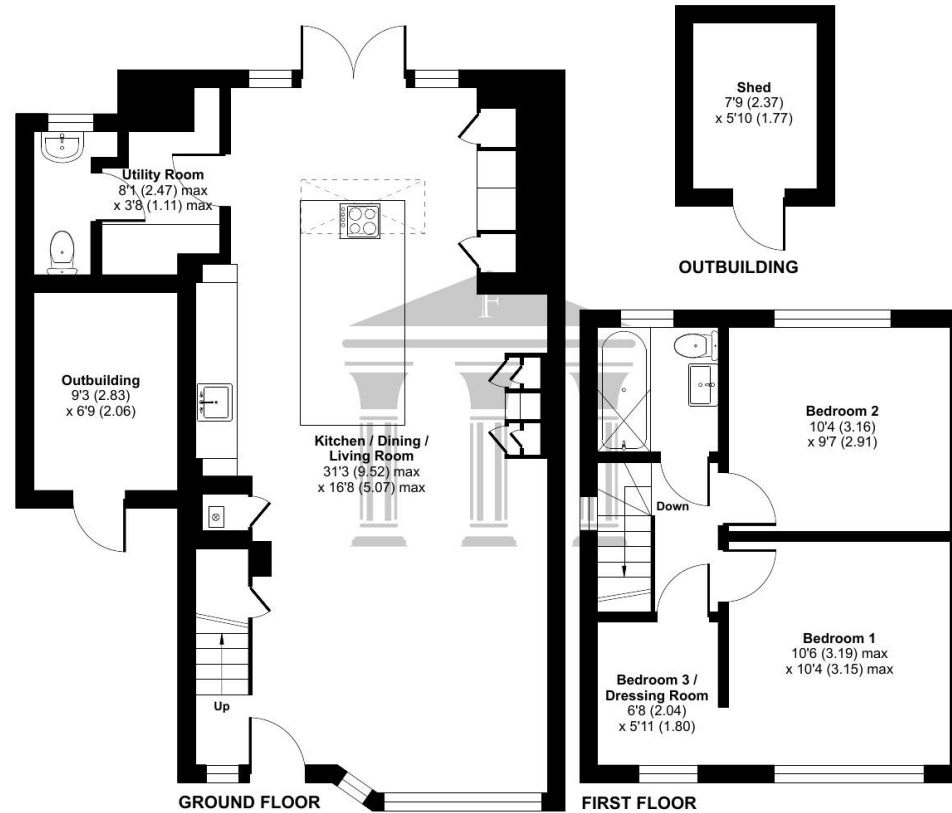
Rydens Way, Old Woking, Woking, GU22

Approximate Area = 918 sq ft / 85.2 sq m

Outbuildings = 108 sq ft / 10 sq m

Total = 1026 sq ft / 95.2 sq m

For identification only - Not to scale



Rydens Way, Old Woking, Woking, Surrey, GU22

- **Extended Semi Detached Residence**
- **Beautifully Presented Throughout**
- **Open Plan Living**
- **Luxurious Kitchen With Feature Centre Island**
- **Living Room With Feature Bay Window**
- **Downstairs Cloakroom & Utility Room**
- **Outbuilding**
- **Off Road Parking**
- **Walking Distance Of Local Schools & Amenities**

This extended semi-detached residence offers a stylish and contemporary living experience, perfect for modern family life. Beautifully presented throughout, the accommodation is thoughtfully designed, featuring open-plan living spaces that seamlessly connect a luxurious kitchen with a striking centre island to a bright reception area with a charming bay window. The ground floor also includes a convenient utility room and a downstairs cloakroom. Upstairs, the property boasts three well-proportioned bedrooms, providing ample space for a growing family, and a sleek family bathroom.

Externally, the property continues to impress with a low-maintenance rear garden, ideal for relaxing or entertaining guests. To the front, off-street parking adds practicality and convenience. Located within walking distance of local schools and amenities, this home is well-placed for easy access to daily essentials, while still offering a peaceful, family-friendly environment.

Perfectly placed for commuting into London, this property offers easy access to Woking Station, providing a fast and frequent service to Waterloo Station in under 30 minutes. Both the M25 and M3 are less than 15 minutes away by road, ensuring seamless connectivity to the South of England and beyond. Situated just 25 miles south of the capital, Woking is also conveniently located 30 miles from Gatwick and under 20 miles from Heathrow. The area is surrounded by picturesque country parks, commons, heathland, and long stretches of scenic walks along the Basingstoke Canal and the Wey Navigation, making it an ideal blend of urban convenience and natural beauty.

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.



