



**WOKING**

**£625,000**

**This beautifully presented three-bedroom detached home enjoys an enviable location within easy walking distance of Woking Town Centre and its highly regarded mainline station, making it an excellent choice for commuters.**

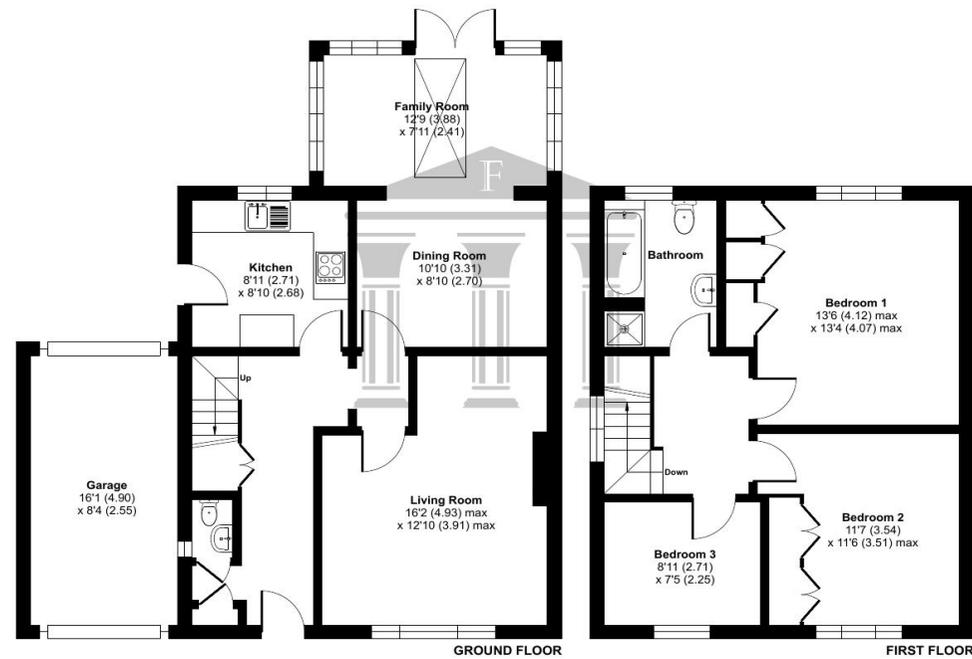
## Loop Road, Woking, GU22

Approximate Area = 1145 sq ft / 106.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1280 sq ft / 118.8 sq m

For identification only - Not to scale



## Loop Road, Old Woking, Woking, Surrey, GU22

- **Beautifully presented three-bedroom detached home in a highly convenient location**
- **Within easy walking distance of Woking Town Centre & mainline station**
- **Spacious kitchen, dining room, and orangery/family room**
- **Separate generously sized living room plus ground floor cloakroom**
- **Mature, private rear garden**
- **Driveway with off-road parking, EV charging point & attached garage**

This beautifully presented three-bedroom detached home enjoys an enviable location within easy walking distance of Woking Town Centre and its highly regarded mainline station, making it an excellent choice for commuters. The property is also just a short stroll from Woking Park, local amenities, and a selection of well-regarded schools, offering both convenience and lifestyle appeal.

The ground floor accommodation is thoughtfully arranged, featuring a well-appointed kitchen and a dining room that flows seamlessly into a charming orangery/family room, creating an inviting open-plan living space. From here, double doors open directly onto the rear garden, perfect for entertaining or relaxing. A generously sized living room provides further comfort and flexibility, while a cloakroom completes the ground floor. Upstairs, the first-floor landing gives access to three spacious double bedrooms, all served by a modern family bathroom.

Externally, the property boasts a mature and private rear garden with two defined seating areas, ideal for enjoying the outdoors throughout the seasons. To the front, a driveway offers off-road parking with the benefit of EV charging and leads to an attached garage, further enhancing the home's practicality.

The property is conveniently situated within walking distance of Woking Leisure Centre and Pool in the Park. Nearby, Woking Town Centre offers a vibrant mix of bars, cafés, and restaurants, complemented by The Peacocks shopping centre, the New Victoria Theatre, and a multi-screen cinema. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the South East. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band E - EPC Rating C - 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.



