



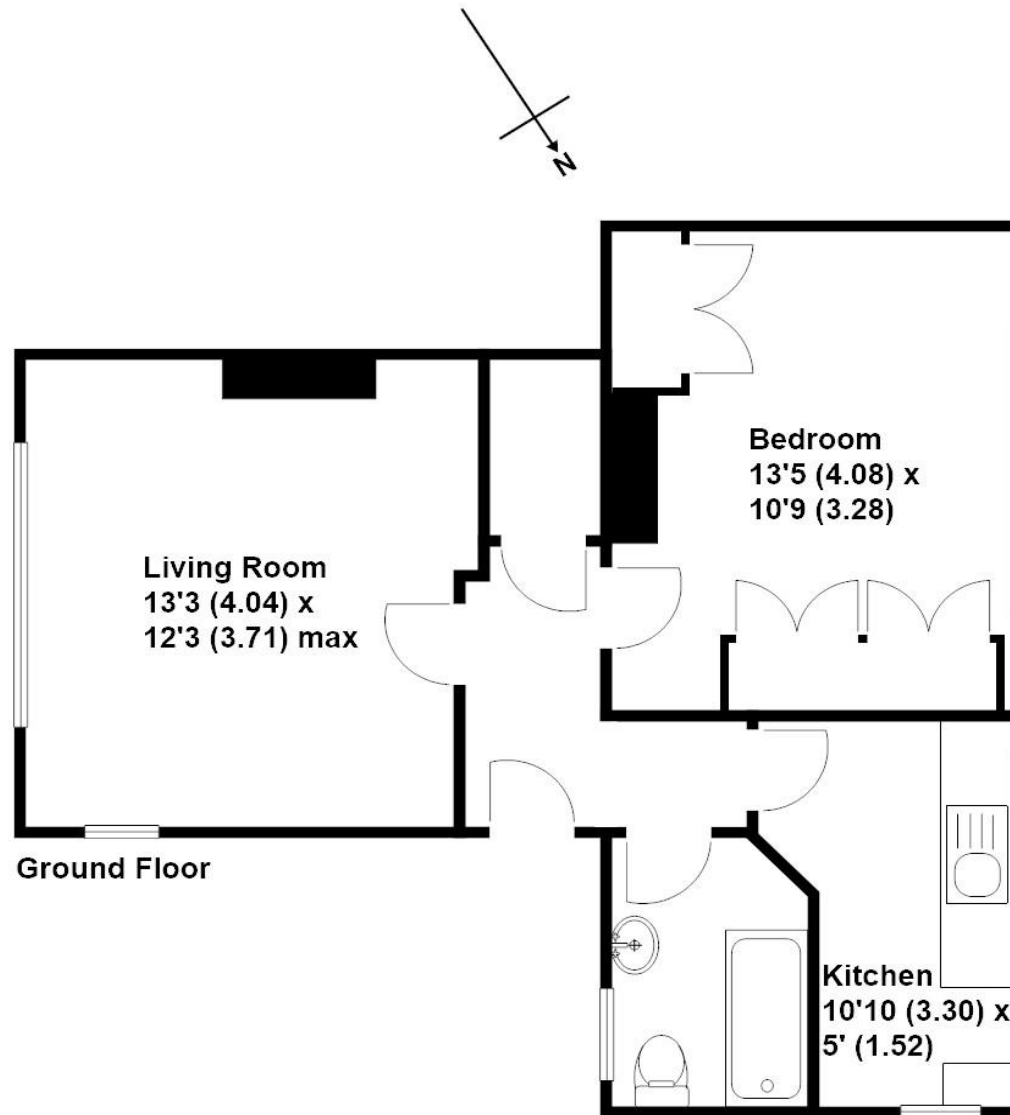
WOKING

£265,000

Discover this well presented ground-floor maisonette, perfectly combining period charm with modern comfort. From the moment you step into the welcoming entrance hall, the property's style and warmth are immediately apparent.

Egley Road, Woking

Approximate gross internal floor area 477 sq/ft - 44.3 m/sq



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Egley Road, Woking, Surrey, GU22

- Ground-floor maisonette
- Entrance hall and dual-aspect lounge with fireplace
- Modern fitted kitchen and spacious bedroom
- Gas central heating and UPVC double glazing
- Large private garden with garden room/office
- Off-street parking via driveway
- Planning permission (STPP) for extension/second bedroom

Discover this well presented ground-floor maisonette, perfectly combining period charm with modern comfort. From the moment you step into the welcoming entrance hall, the property’s style and warmth are immediately apparent. The accommodation offers a spacious dual-aspect lounge, complete with an attractive fireplace, creating an inviting space for relaxation and entertaining.

The fitted kitchen features fittings and a thoughtful layout. A generous double bedroom offers comfortable proportions and a peaceful outlook, while the well-appointed bathroom completes the internal accommodation. Throughout, the property benefits from gas central heating and UPVC double glazing, enhancing efficiency and comfort.

One of the standout features of this apartment is the private garden—an exceptional asset rarely found with homes of this type. The garden includes a versatile garden room, ideal as a home office or creative studio, adding valuable flexibility for work or leisure. The outside space offers the perfect setting for outdoor pdining, relaxing, or further landscaping.

Additional benefits include a driveway providing convenient off-street parking and planning permission (STPP) for an extension or second bedroom, offering exciting potential to further enhance the property. Internal viewing is highly recommended to fully appreciate all it has to offer.

Ideally located within catchment of Hoe Valley School and within walking distance to Woking Leisure Centre and Pool In The Park. Woking Town Centre is also within easy reach, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offer a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. 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 C - EPC Rating D - Tenure: Leasehold

