



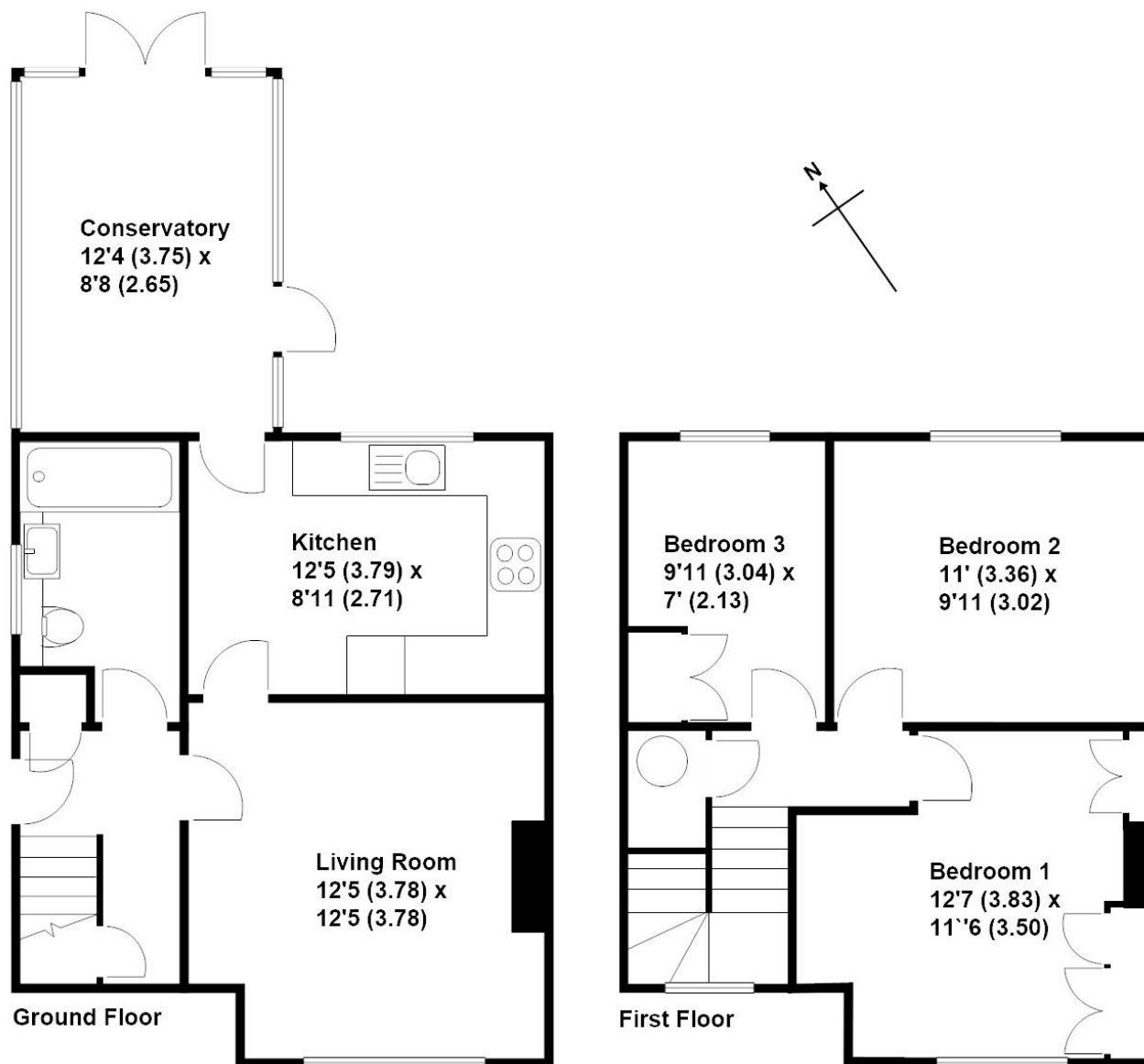
WOKING

£450,000

This well-presented semi-detached residence is conveniently situated within walking distance of local amenities.

Westfield Way, Woking

Approximate gross internal floor area 862 sq/ft - 80 m/sq



These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested
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Westfield Way, Woking, Surrey, GU22

- **Well-presented semi-detached residence**
- **Convenient location within walking distance of local amenities**
- **Modern kitchen leading to a bright conservatory**
- **Living/dining room**
- **Conservatory leading with views over the rear garden**
- **Double glazing and gas central heating**
- **Off-road parking for two cars and side access to the rear garden**

This well-presented semi-detached residence is conveniently situated within walking distance of local amenities. The property offers comfortable and practical accommodation arranged over two floors, complemented by a pleasant private garden and off-road parking.

The ground floor comprises a welcoming entrance hall leading to a modern fitted kitchen flowing through to a bright conservatory, offering an excellent additional reception space. To the rear of the property is also a spacious living/dining room overlooking the private rear garden. A well-appointed ground floor bathroom completes the accommodation on this level. On the first floor are three well-proportioned bedrooms. The property further benefits from double glazing and gas central heating throughout.

Externally, the property enjoys a driveway to the front providing off-road parking for two vehicles, along with a side access gate leading to the rear garden. The rear garden offers a private and enclosed outdoor space, ideal for relaxation and entertaining.

Located within easy reach of Woking Town Centre, 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: Freehold

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