



WOKING

£535,000

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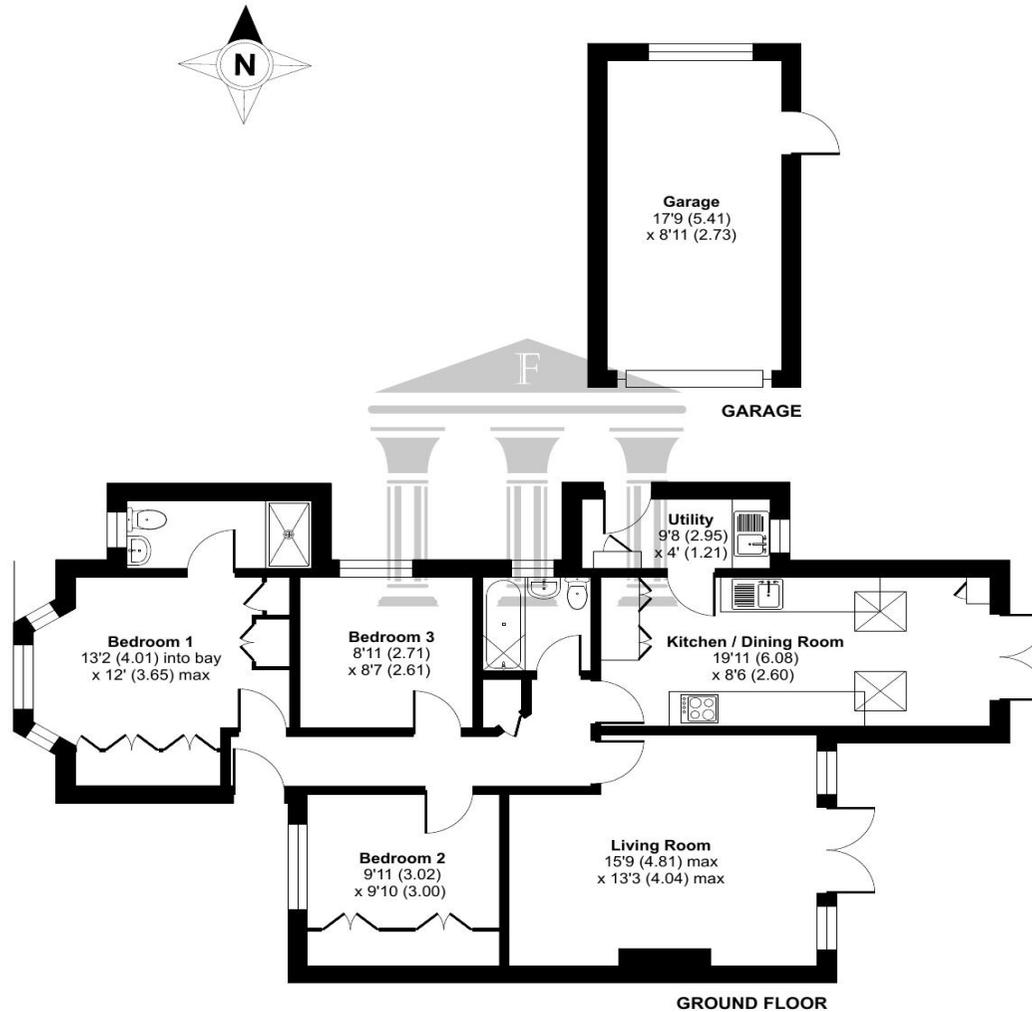
Kingfield Gardens, Woking, GU22

Approximate Area = 898 sq ft / 83.4 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



Kingfield Gardens, Old Woking, Woking, Surrey, GU22

- **Three-bedroom semi-detached bungalow**
- **Peaceful cul-de-sac**
- **Kitchen/dining room**
- **Spacious living room**
- **Principal bedroom with en-suite shower room**
- **Driveway leading & detached garage**
- **Secluded rear garden**
- **Offered with NO ONWARD CHAIN**

Rarely available, this attractive three-bedroom semi-detached bungalow is situated within a highly sought-after and peaceful cul-de-sac, conveniently positioned within walking distance of local amenities and Woking Park & Leisure Centre. Offering well-balanced accommodation throughout, the property presents an excellent opportunity for those seeking single-storey living in a prime residential setting.

The accommodation comprises a beautifully appointed kitchen/breakfast room, thoughtfully designed to provide both practicality and style, alongside a spacious sitting room ideal for relaxation and entertaining. The principal bedroom benefits from the added luxury of an en-suite shower room, complemented by two further well-proportioned bedrooms and a well-appointed family bathroom. Bedroom two is currently arranged as a dining room/office and benefits from fitted cupboards, offering flexibility of use to suit a variety of lifestyle needs. The property further benefits from double glazing, enhancing comfort and energy efficiency and offers convenient loft access from the hall via a pull-down ladder, ideal for additional storage.

Externally, the property enjoys a driveway to the front providing off-street parking and leading to a detached garage. To the rear, a secluded garden offers a private and tranquil outdoor space, perfect for al fresco dining or quiet enjoyment, beautifully maintained with fully stocked and mature shrubs creating an attractive and established setting. The property is offered to the market with no onward chain, ensuring a smooth and straightforward purchase for the incoming buyer.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. 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, including Woking Leisure Centre's gymnasium, and Pool in the Park with its wide range of swimming facilities. A main bus stop is conveniently located within walking distance, while the charming pond at Kingfield Green is also only a short walk away, further enhancing the appeal of the location. 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.

Council Tax Band D
EPC Rating D
Tenure: Freehold



