



Bonsey Lane, Woking, Surrey, GU22 9PT

A beautifully presented three-bedroom detached family home, finished to a high standard throughout and situated in a popular residential location, conveniently positioned for local amenities, well-regarded schools and excellent transport links.

The well-planned accommodation is arranged over two floors and begins with a welcoming entrance hall. To the rear of the property is a spacious living/dining room, providing an ideal space for both everyday family life and entertaining, with French doors opening onto the rear garden.

The fitted kitchen offers a range of modern units and work surfaces, while a useful utility area is located to the rear of the integral garage. A ground floor cloakroom completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, including the principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom and offer flexibility for family living, guests or those working from home.

Outside, the property enjoys an attractive, landscaped rear garden designed for ease of maintenance, providing an ideal space to relax or entertain. To the front, a driveway provides off-road parking for two vehicles and leads to the integral garage.

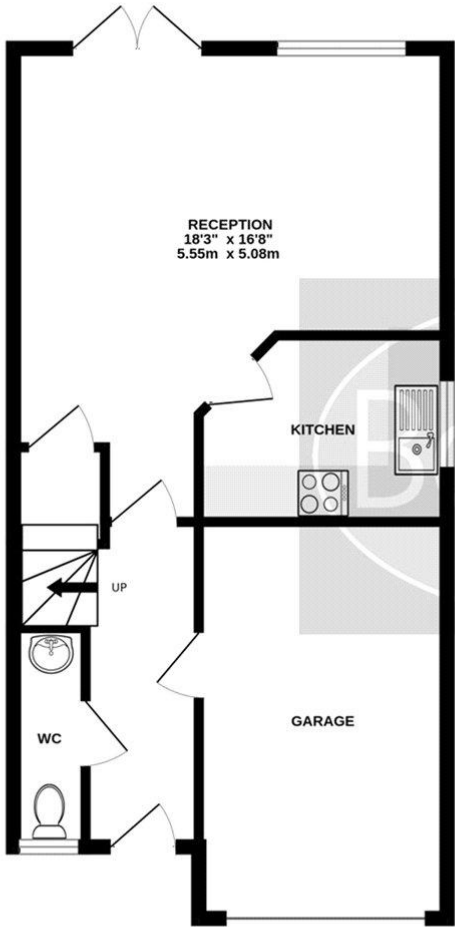
Presented in excellent condition throughout, this is a fantastic opportunity to acquire a modern family home in a sought-after location, offering comfortable living with everyday convenience.

- Three bedroom detached family home
- Spacious living and dining room
- Modern fitted kitchen with utility
- Principal bedroom with en-suite
- Landscaped low maintenance garden
- Off-road parking for two vehicles
- Integral garage with utility space
- Popular residential location
- Excellent local schools nearby
- Presented in excellent condition

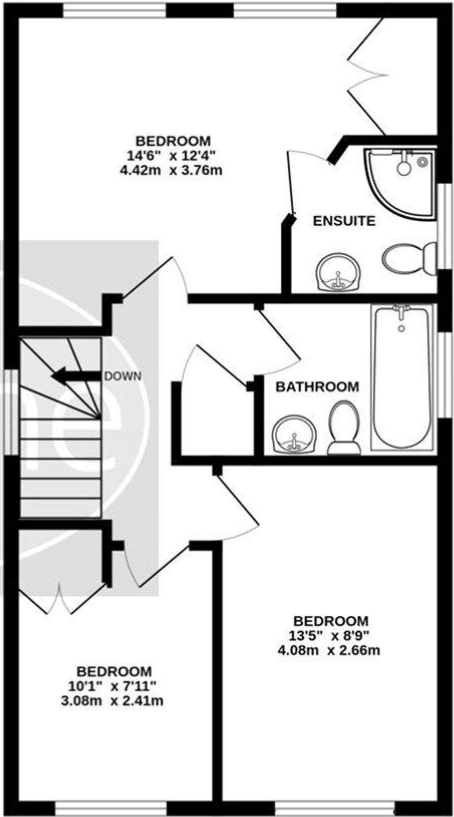


Floorplan

GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.

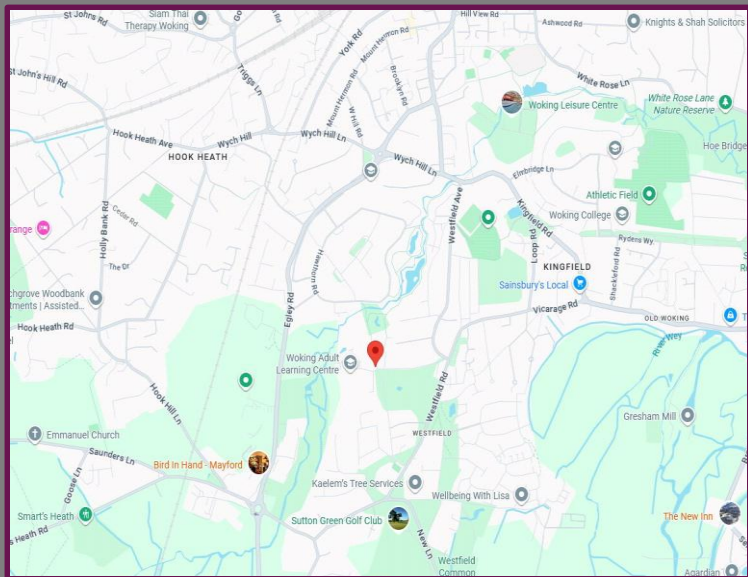


TOTAL FLOOR AREA: 1049 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Woking is a busy commuter town with several trains per hour providing a fast direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place which hosts major high street retail brands, a multi-screen cinema and the New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes which cater for every taste.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.