

Selwood Road, Woking, Surrey, GU22 9HT

Bourne
ESTATE AGENTS

This immaculately presented three bedroom semi-detached house sits on a generous corner plot and has been updated throughout to a high standard, and offers further potential to extend if required (STPP).

Entering the property, a welcoming hall has stairs leading to first floor landing, understairs storage and convenient downstairs WC. The dual aspect living and dining room boasts stylish laminate flooring, log burning stove, access to the kitchen and door opening to the rear garden. The modern kitchen offers a range of wall and base level units, with integrated; fridge freezer, oven, hob and extractor fan as well as space for further freestanding appliances.

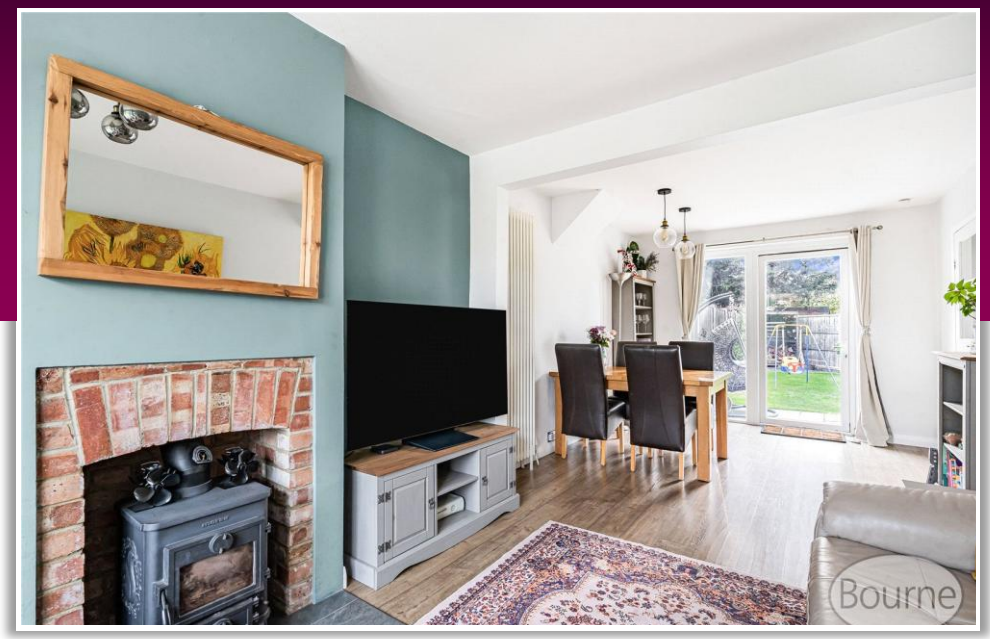
Upstairs, there are three bedrooms on offer, two doubles and a large single, and are served by a luxurious family bathroom comprising P-shaped bath with shower over, low level WC and hand basin with storage below.

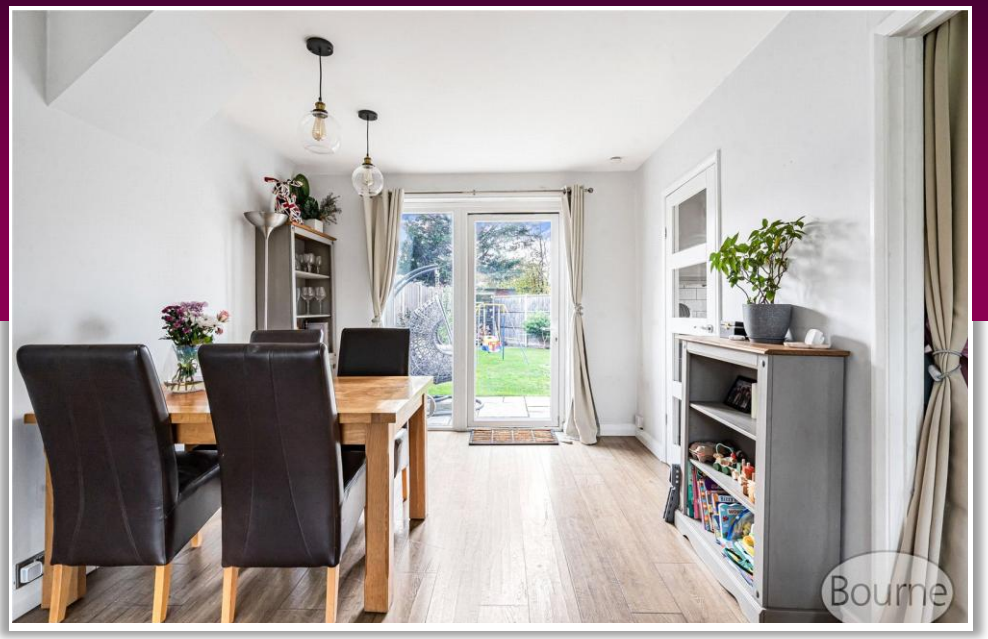
Externally the property offers a generous garden to both the rear and side of the property with two separate patio areas for entertaining, gated side access, timber storage shed for storage, a garden room with skylight, wired ethernet for high speed internet connections - perfect for use as a home office, kids playroom or gym. To the front of the property, there is ample driveway parking for multiple vehicles.

Furthermore, the property sits within easy reach of local state and private schools, Woking town centre and Woking mainline station.

Images may include digital enhancement or AI staging for illustrative purposes. While care is taken to ensure accuracy, interested parties should satisfy themselves through their own inspections and enquiries.





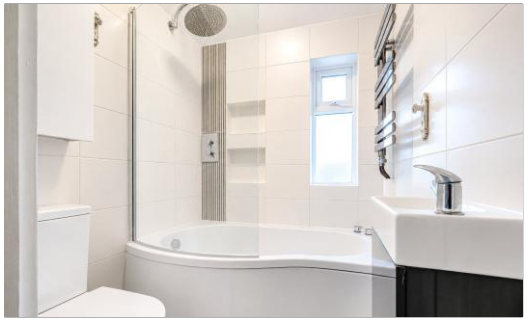


- Semi-detached house
- Three generous bedrooms
- Generous corner plot
- Dual aspect reception room
- Stylish modern kitchen
- Luxurious bathroom
- Large driveway for multiple vehicles
- Enclosed rear and side garden
- Home office with power
- Potential to extend STPP



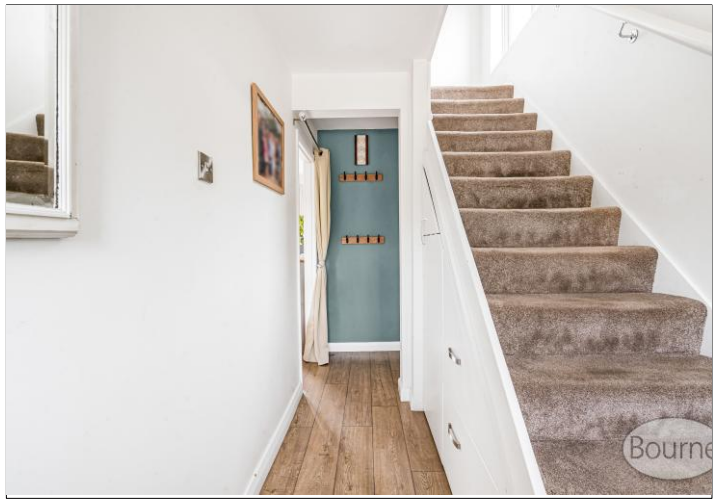


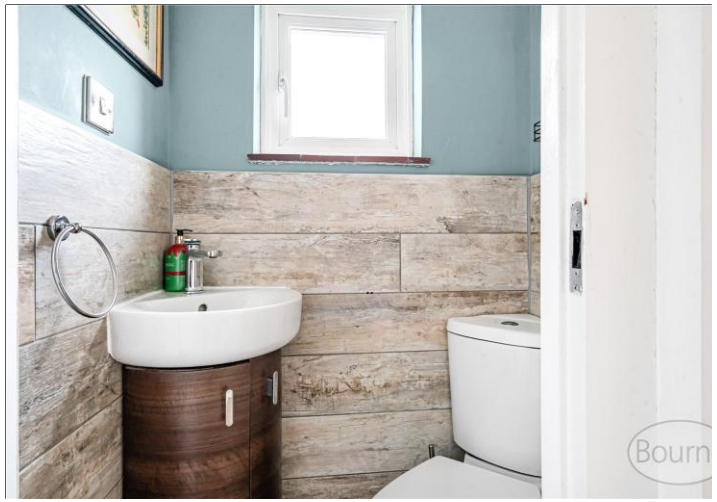













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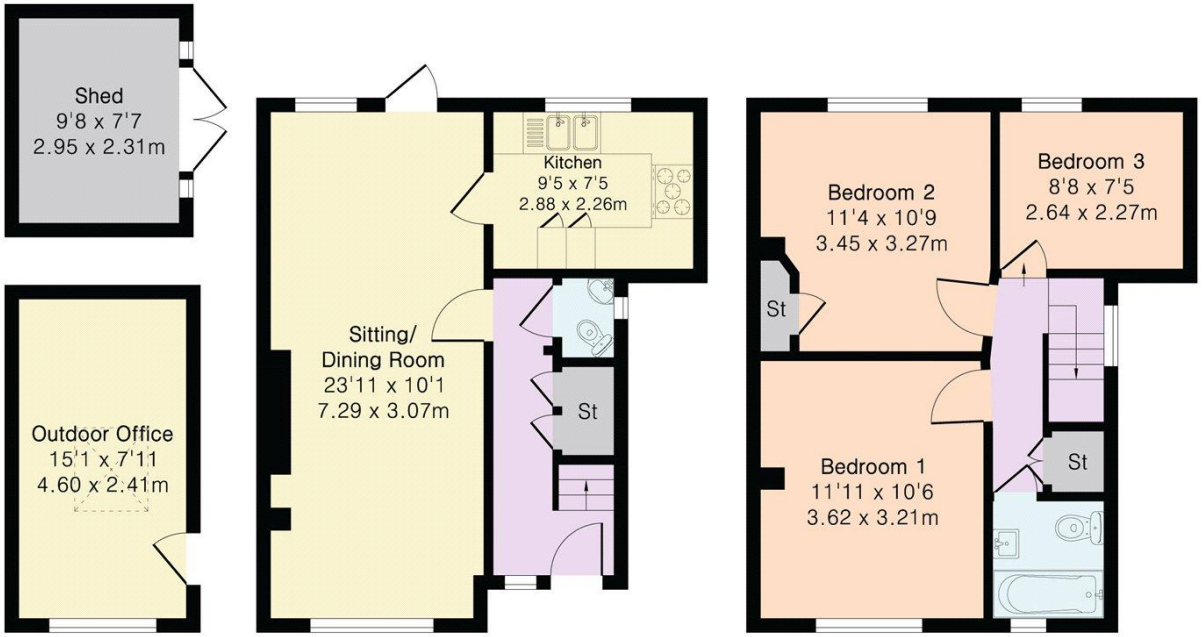






Approximate Gross Internal Area 817 sq ft - 76 sq m
(Excluding Outbuilding)

Ground Floor Area 402 sq ft – 37 sq m
First Floor Area 415 sq ft – 39 sq m
Outbuilding Area 192 sq ft – 18 sq m



Outbuilding | Ground Floor | First Floor

PINKPLAN

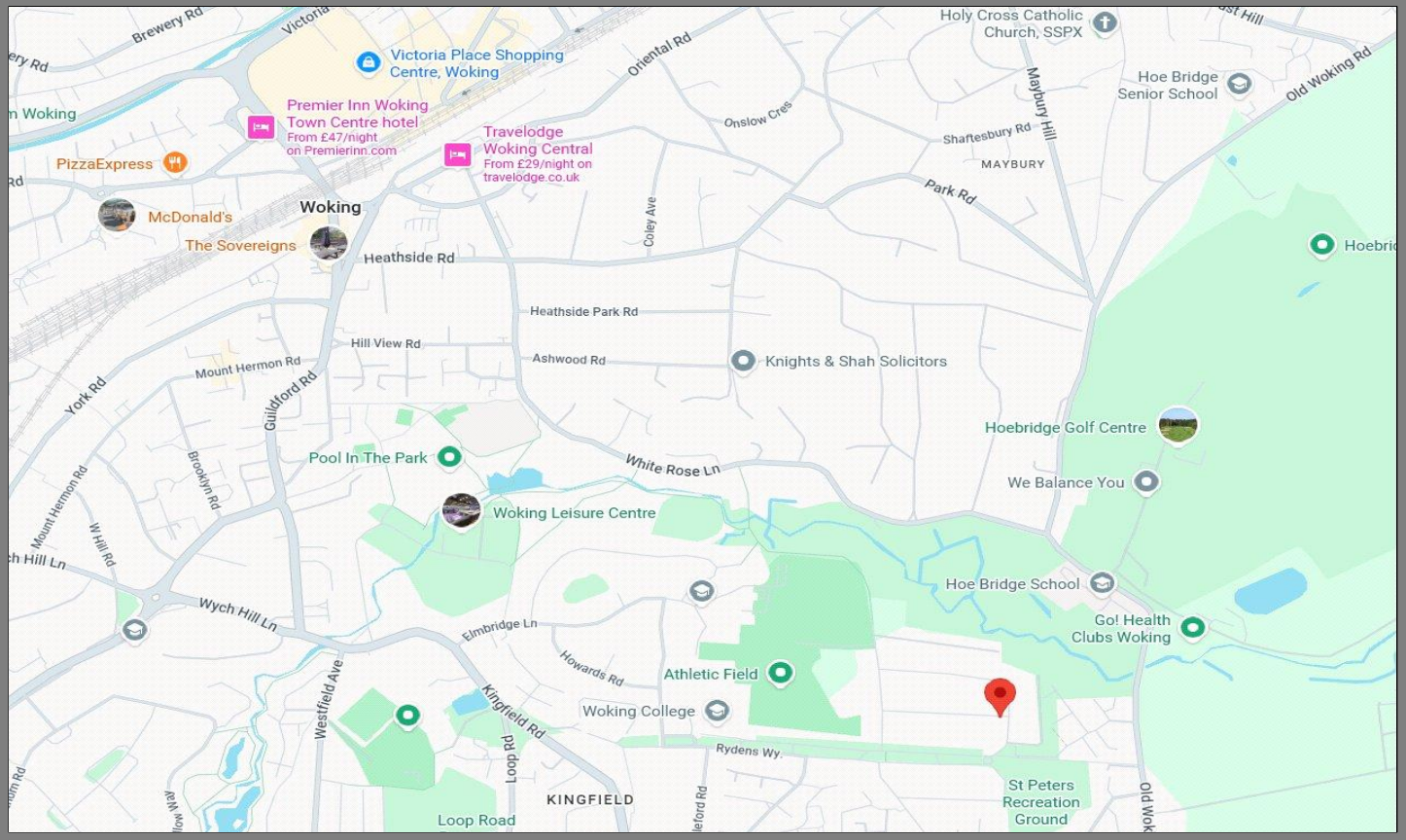
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Location

Woking is a busy commuter town with several trains an 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.



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.

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A refreshing choice...

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