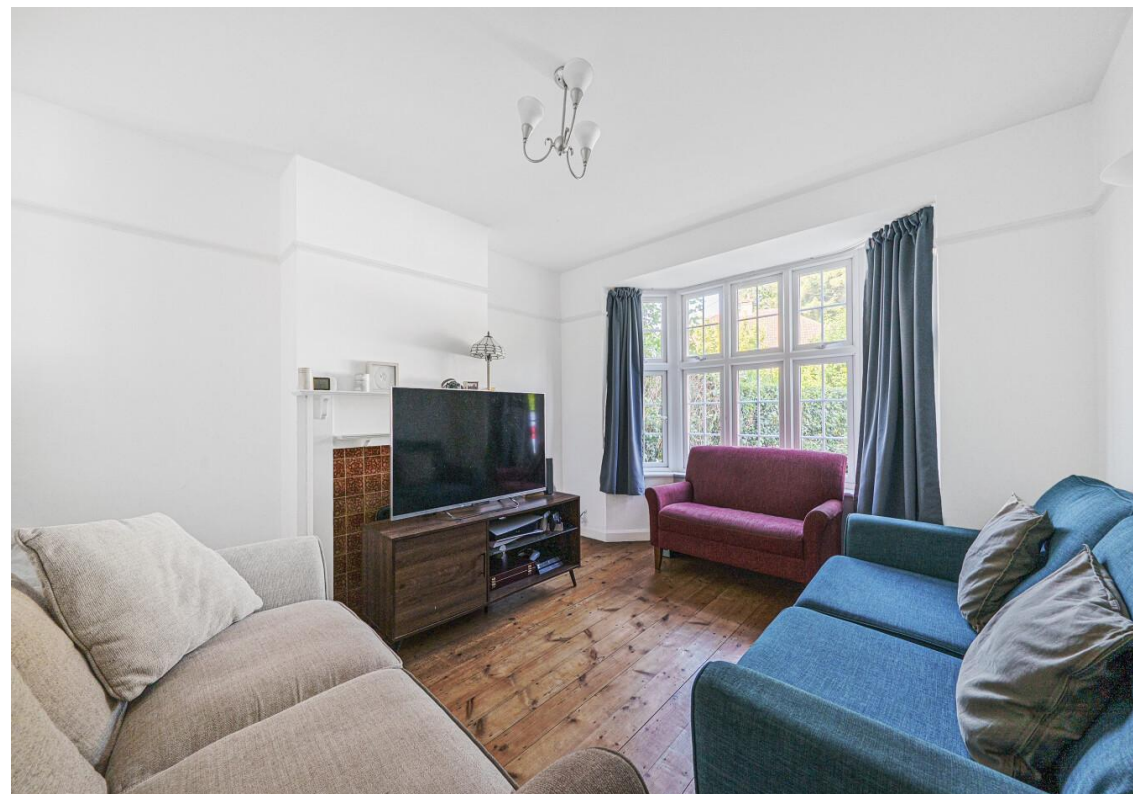




Sandy Lane | Woking | Surrey | GU22 8BG





Sandy Lane, Woking, Surrey, GU22 8BG

Situated in a highly sought after residential location, this beautifully presented three bedroom semi-detached home offers an exceptional combination of space, comfort, and convenience. Extending to approximately 1,126 sq ft, the property is perfectly suited to modern family living.

The accommodation comprises three generously sized reception rooms, providing versatile living and entertaining space, alongside a well appointed kitchen/diner, three comfortable bedrooms, and two contemporary bathrooms. The home is well maintained throughout, creating a warm and welcoming atmosphere ready to move straight into.

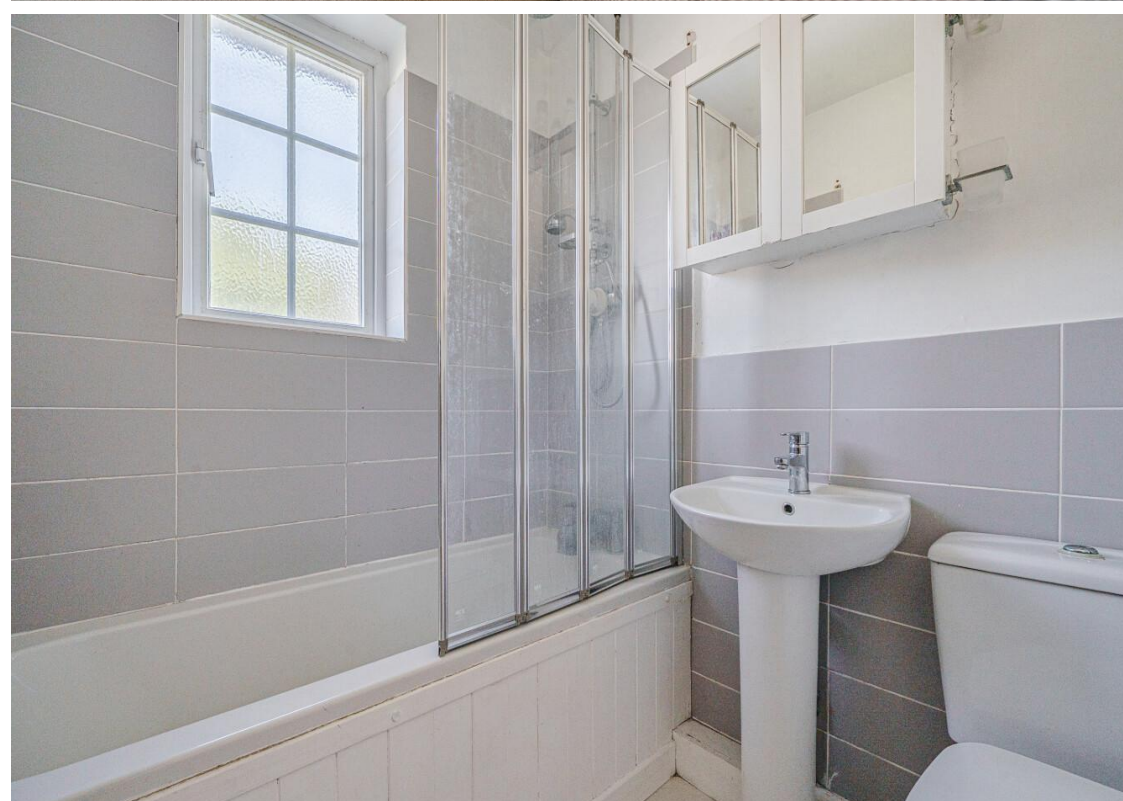
Outside, the attractive rear garden offers a private space to relax and entertain, complemented by a patio area ideal for al fresco dining. To the front, the property benefits from off-street parking and a garage, providing excellent storage and practicality.

Conveniently located within easy reach of well regarded schools, local shops, transport links, and everyday amenities, this superb home offers the perfect balance of peaceful suburban living and excellent connectivity.

An ideal purchase for growing families or those looking for flexible living space, this fantastic property is not to be missed. Contact us today to arrange your viewing.

Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve.

The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.







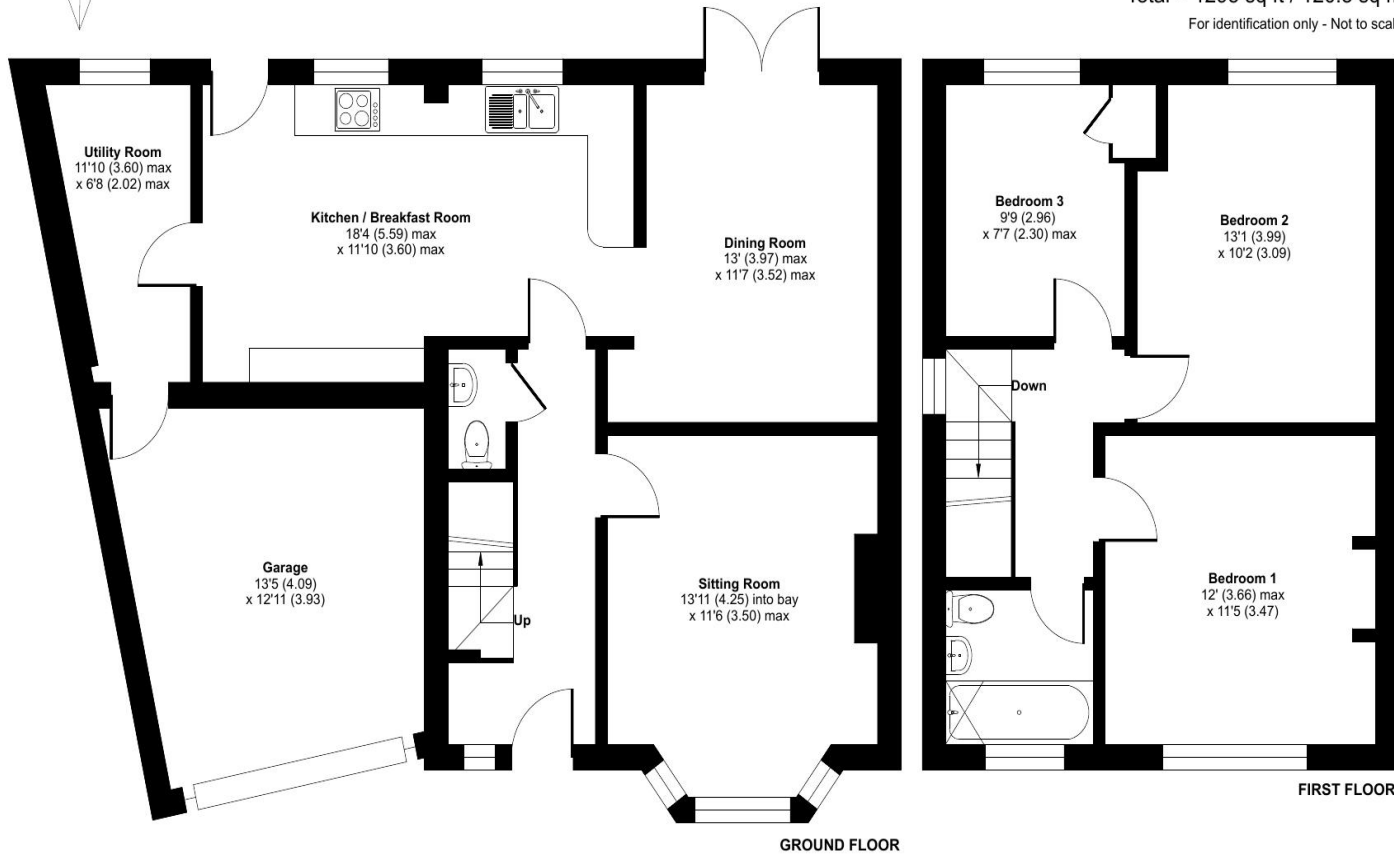
Sandy Lane, Woking, GU22

Approximate Area = 1126 sq ft / 104.6 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1295 sq ft / 120.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1488405





3A-3B, Commercial Way, Woking, Surrey, GU21 6XR

01483 757700 sales@seymours-woking.co.uk

www.seymours-estates.co.uk

