



Kingsway | Woking | GU21 6NT





Kingsway, Woking, GU21 6NT

An outstanding three bedroom Victorian semi-detached home, conveniently situated within walking distance to Woking centre and station and within short distance of the popular Goldsworth School.

The interior is superbly presented and features a classic living room with bay window, double glazed sash style window, wood burning stove, heavy timber mantel and picture rail. The dining room is rear aspect with double glazed multi paned doors to the rear. Beyond the dining room is an extended kitchen, which is comprehensively fitted with a range of base and eye level cupboards and matching drawers, incorporating range style cooker, integrated dishwasher and fridge/freezer, laminate work tops, part tiled walls, tiled floor, multiple ceiling downlighters and a stable door to the garden.

Upstairs, are the three bedrooms. The main bedroom is front aspect with a fireplace, twin sash windows and exposed floor timbers. The bathroom is spacious, with a roll top bath with mixer tap, separate shower cubicle, low level W/C and period style wash hand basin. The house is double glazed throughout, heated with a gas fired system to radiators and also features 'dipped' panelled doors with period style rim locks.

Outside, the front is shingle and provides off-road parking for one car, whilst the rear features a block paved area, lawn, well stocked borders, rear patio and a useful shed. The situation could not be more convenient.

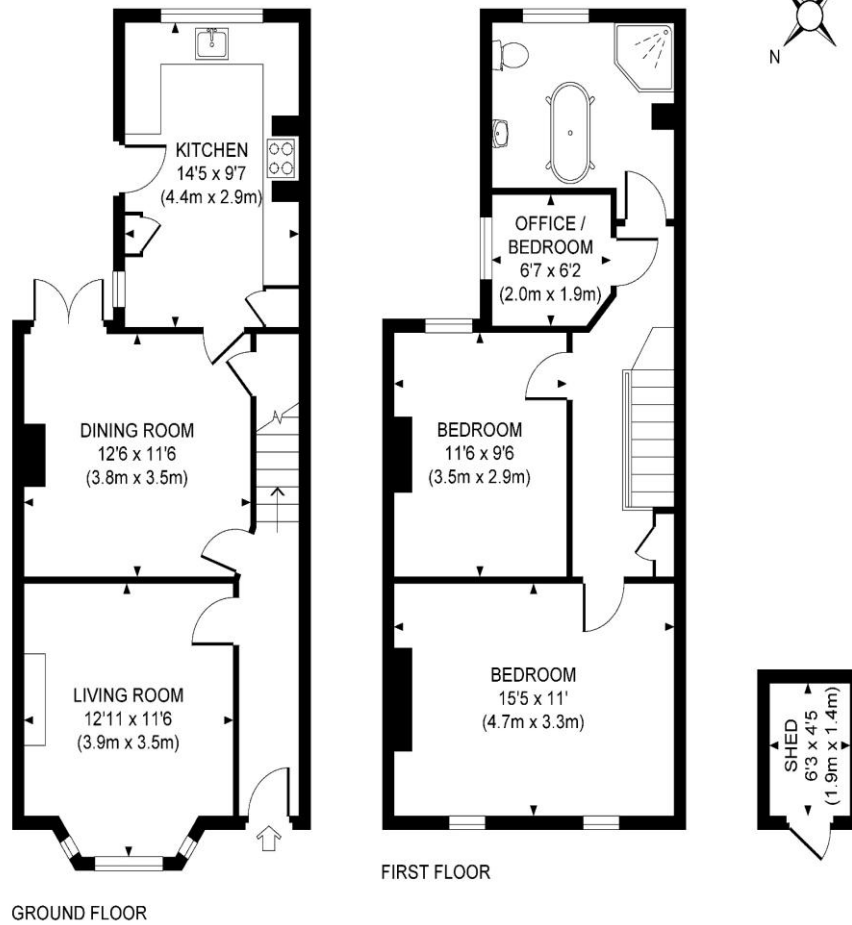
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, 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, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





Approximate Gross Internal Area
990 sq ft / 92.0 sq m
Approximate Gross Internal Area Outbuildings
28 sq ft / 2.6 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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