



# Seymours



Ashley Road  
Woking

£425,000 Guide Price

Arrange a viewing: 01483 757700

## Property details

 2 bedrooms

 1 bathroom

 EPC Rating C

 722 sq. ft

 Woking Train Station

-  No Onward Chain
-  Semi-Detached
-  Two Double Bedrooms
-  Large Living/Dining Room
-  Modern Kitchen
-  Engineered Oak Flooring
-  Delightful Secluded Rear Garden
-  Off Street Parking
-  Potential to Extend

A rarely available and beautifully presented semi detached home, tucked away in a peaceful cul-de-sac in the heart of sought after St John's village. Offer to the market with no ongoing chain.

This amazing property offers a wonderful sense of space and light throughout, with scope for further extension (STPP). Upon entering, you're welcomed by a spacious entrance hall, with ample room for coats and shoes. A modern kitchen, finished to a high standard with stone worktops and built in appliances. The front-to-rear aspect living room features a fireplace and enjoys excellent natural light throughout the day. Upstairs, the home offers two generous double bedrooms, one with built-in wardrobes, and a stylish family bathroom blending modern design with everyday practicality.

Outside, the property boasts off-street parking for two/three cars and a private rear garden with side access.

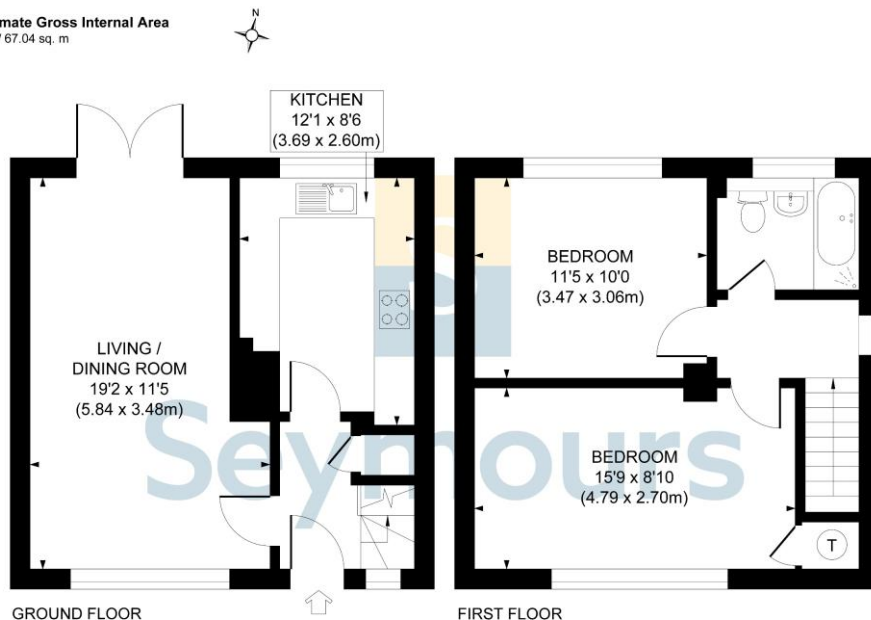
Set within a quiet cul-de-sac just moments from the charming shops, restaurants, and amenities of St John's village, with the village green close by. Woking town centre and its fast mainline rail service to London are also within easy reach, making this a perfectly located home for both tranquillity and convenience.

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.



**Approximate Gross Internal Area**  
722 sq. ft / 67.04 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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