



College Road | Woking | Surrey | GU22 8BU





College Road, Woking, Surrey, GU22 8BU

This impressive new build detached home offers stylish, contemporary living, combining high quality finishes with spacious and practical accommodation. Featuring three well proportioned bedrooms, two bathrooms including ensuite to the main bedroom and two versatile reception rooms, the property is ideally suited to modern family life.

As a newly built home, the property benefits from a fresh, modern aesthetic throughout, with bright and inviting interiors complemented by generous natural light. The thoughtfully designed layout provides flexible living space, ideal for both entertaining and everyday relaxation.

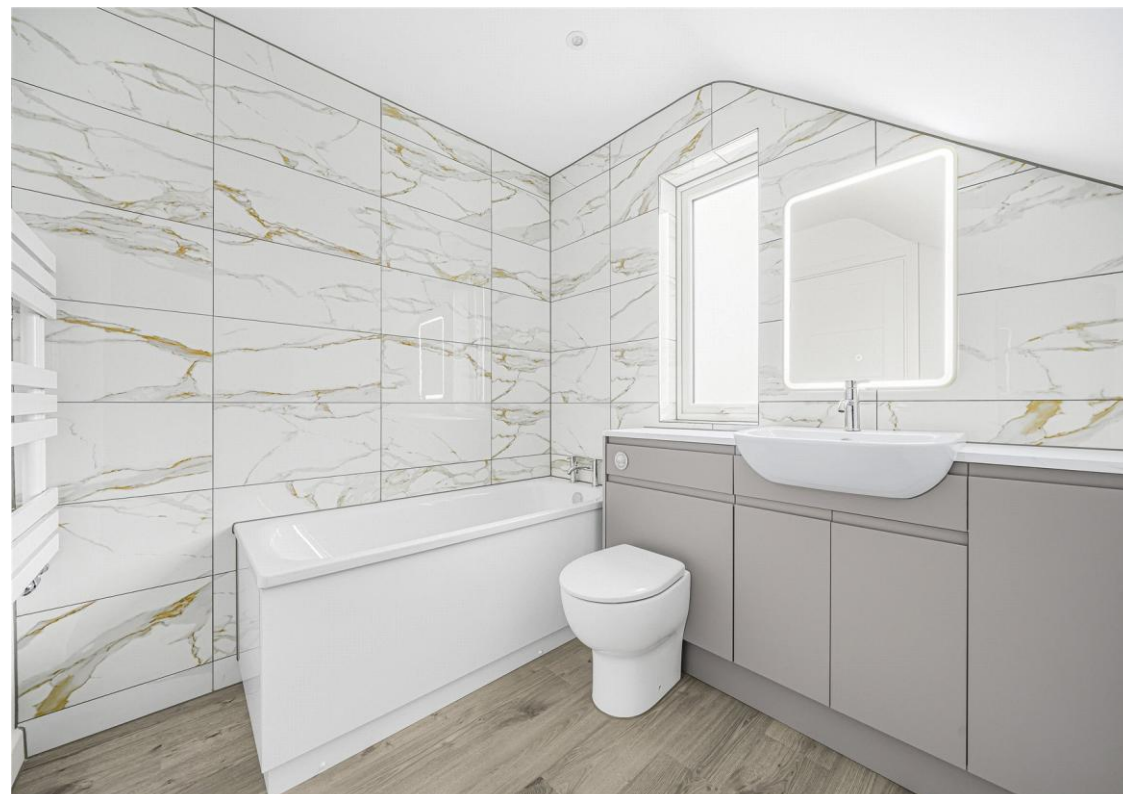
Externally, the property benefits from off-street parking and a well maintained garden with a patio area, perfect for outdoor dining, entertaining guests and enjoying the warmer months.

Combining contemporary design, modern comforts and excellent living space, this attractive new build home presents an ideal opportunity for families and professionals seeking a stylish home ready to enjoy.

Early viewing is highly recommended to fully appreciate the quality, space and appeal of this superb property.

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.

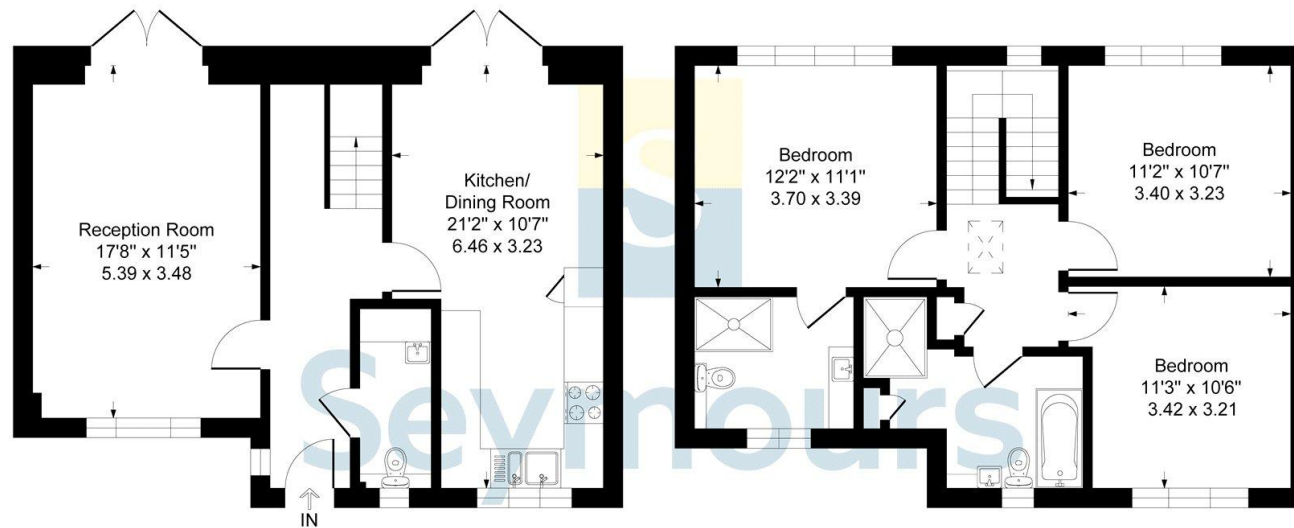
The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





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Approximate Gross Internal Area = 1160 sq ft - 108 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is for guidance only and does not form part of an offer or contract.
Buyers or tenants should verify all details through inspection, searches, and surveys.
Measurements are approximate and should not be relied upon for valuation or transactions.
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3A-3B, Commercial Way, Woking, Surrey, GU21 6XR

01483 757700 sales@seymours-woking.co.uk

www.seymours-estates.co.uk

