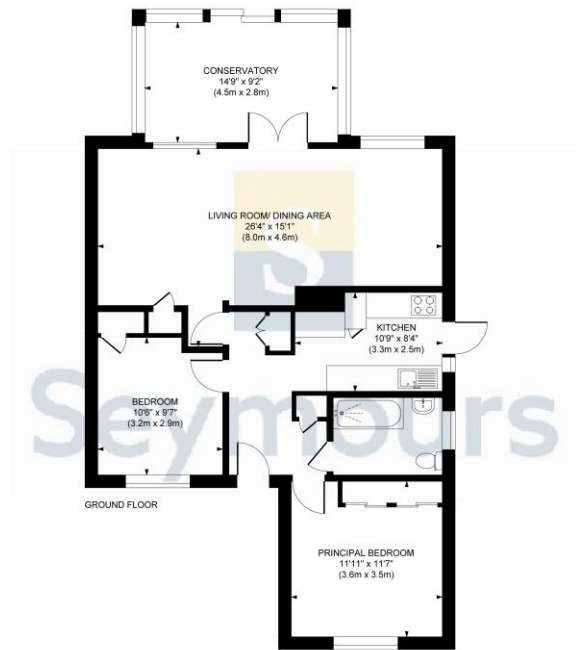


Floorplan

Approximate Gross Internal Area
943 sq. ft / 87.57 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.



Egley Drive
Woking

Guide Price **£475,000**

Woking office 3A-3B, Commercial Way, Woking, Surrey, GU21 6XR
01483 757700 / sales@seymours-woking.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 757700

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating To be confirmed
- 943 sq. ft
- Peaceful cul-de-sac location near the Bird in Hand pub

- Charming semi-detached bungalow with planning permission to extend
- Two double bedrooms and spacious full-width reception
- Conservatory and private garden with patio
- Off-street parking and garage
- Ideal for downsizers or first-time buyers

Tucked away in a peaceful and secluded cul-de-sac, just a short walk from the popular Bird in Hand pub and restaurant, this charming, detached bungalow offers an appealing blend of comfort, potential and value.

Well-presented throughout, the property further benefits from planning permission for a rear extension, offering excellent scope to enhance and personalise the accommodation. The current layout comprises two double bedrooms overlooking the front garden, a galley-style kitchen with side access, a modern bathroom and a full-width reception room flowing into a conservatory, providing a bright and versatile living space.

Externally, the bungalow enjoys a delightful rear garden with patio area ideal for outdoor relaxation, alongside off-street parking and a garage, adding to the overall convenience. Equally suited to downsizers and first-time buyers alike, this home presents a rare opportunity to enjoy tranquil living in a highly desirable location.

Woking town centre offers a vibrant mix of shopping, dining and leisure facilities, including the New Victoria Theatre and Cinema and the Lightbox Gallery. The area is also well regarded for its selection of golf clubs, scenic walking and cycling routes along the Basingstoke Canal and River Wey, and the open spaces of Chobham Common National Nature Reserve.

The property is conveniently positioned for a range of well-regarded state and independent schools, including Goldsworth Primary, Hoe Bridge, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan’s, Hoe Valley and St John the Baptist School.

