



Loop Road | Woking | Surrey | GU22 9BQ





Loop Road, Woking, Surrey, GU22 9BQ

This charming detached three bedroom house offers a spacious and homely environment, perfectly suited for families or professionals seeking quiet yet convenient living. The property features two generous reception rooms, providing ample space for relaxation and entertaining. A well appointed bathroom serves the bedrooms, which benefit from plentiful natural light and peaceful surroundings.

Set in a tranquil location, the home boasts easy accessibility to local amenities and excellent transport links. The garden provides a delightful outdoor space, ideal for gardening enthusiasts or alfresco dining. A particular highlight is the large outbuilding situated within the garden, complete with bi-fold doors, creating an excellent and versatile work from home space, home office, studio or hobby room.

The property also benefits from off street parking and a garage, while further enhancing its appeal is planning permission already granted for a two storey side extension and a single storey rear extension, offering an exciting opportunity to significantly increase the living accommodation and adapt the home to suit your future needs (subject to the relevant planning conditions).

Combining comfort, practicality and excellent potential for further enhancement, this property represents a rare opportunity to acquire a well positioned family home with versatile outside space and scope to extend. Early viewing is highly recommended to appreciate the full potential of this inviting residence.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gross Internal Floor Area : 138.48 m2 ... 1490.58 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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