



Selby Walk | Woking | Surrey | GU21 3DT





Selby Walk, Woking, Surrey, GU21 3DT

Situated in a highly sought-after cul-de-sac, just a short walk from Woking town centre and mainline train station, this well-presented three-bedroom staggered terrace home offers spacious and versatile accommodation ideal for modern living.

The ground floor features a bright and airy front-to-rear aspect living/dining room, providing an excellent space for both relaxation and entertaining. To the rear, a large conservatory further enhances the living space, enjoying pleasant views over the garden and creating a perfect year-round addition.

The property also benefits from a modern fitted kitchen and a contemporary bathroom, both finished to a good standard.

Upstairs, there are three well-proportioned bedrooms, making the home suitable for families, professionals, or those seeking additional workspace.

Externally, the property boasts a private rear garden with direct access into the garage- ideal for storage, a workshop, or secure parking.

This attractive home combines a peaceful residential setting with excellent convenience, making it an ideal purchase for a range of buyers.

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.

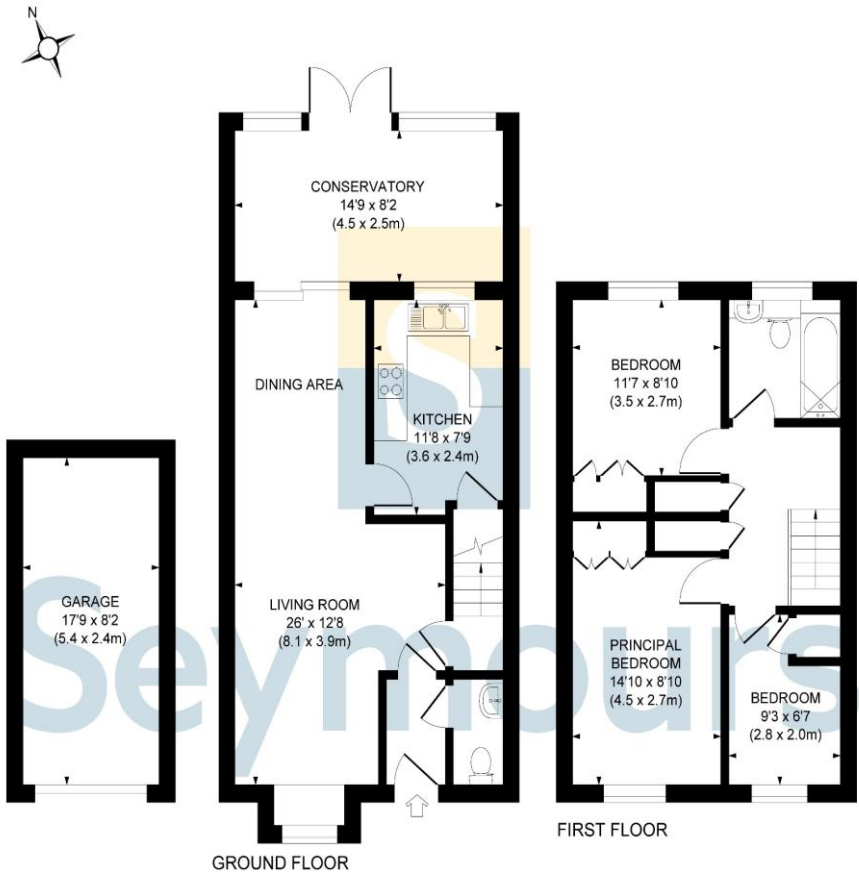
The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





Approximate Gross Internal Area

Ground Floor 578 sq. ft / 53.66 sq. m
First Floor 421 sq. ft / 39.13 sq. m
Garage 144 sq. ft / 13.39 sq. m
Total 1,143 sq. ft / 106.18 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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