



Canal Bank Mews | Woking | Surrey | GU21 6DL





## Canal Bank Mews, Woking, Surrey, GU21 6DL

**Offered to the market with no onward chain, this spacious and well presented three bedroom home is set within an exclusive gated waterside mews development, just moments from Woking town centre and the mainline railway station. Combining convenience, security and contemporary living, this is a fantastic opportunity for families, professionals and commuters alike.**

**The ground floor comprises a welcoming entrance hall with a security entry system, a convenient cloakroom and a generous living room with French doors opening onto a private rear garden, creating the perfect space for relaxing and entertaining. The fully fitted kitchen is well appointed with a range of integrated appliances, ample storage and generous worktop space, ideal for modern family living.**

**Upstairs, the impressive principal bedroom benefits from a luxury en-suite shower room, while two further well proportioned bedrooms are served by a stylish family bathroom. The flexible layout is perfectly suited to a variety of lifestyles.**

**The property has been thoughtfully constructed with quality and efficiency in mind, benefiting from gas central heating, uPVC double glazing, cavity wall insulation, concrete floors with internal block walls for enhanced sound insulation, and a low maintenance exterior with uPVC fascias and soffits. Additional features include cable, telephone and TV connectivity, together with the remainder of the 10 year NHBC warranty.**

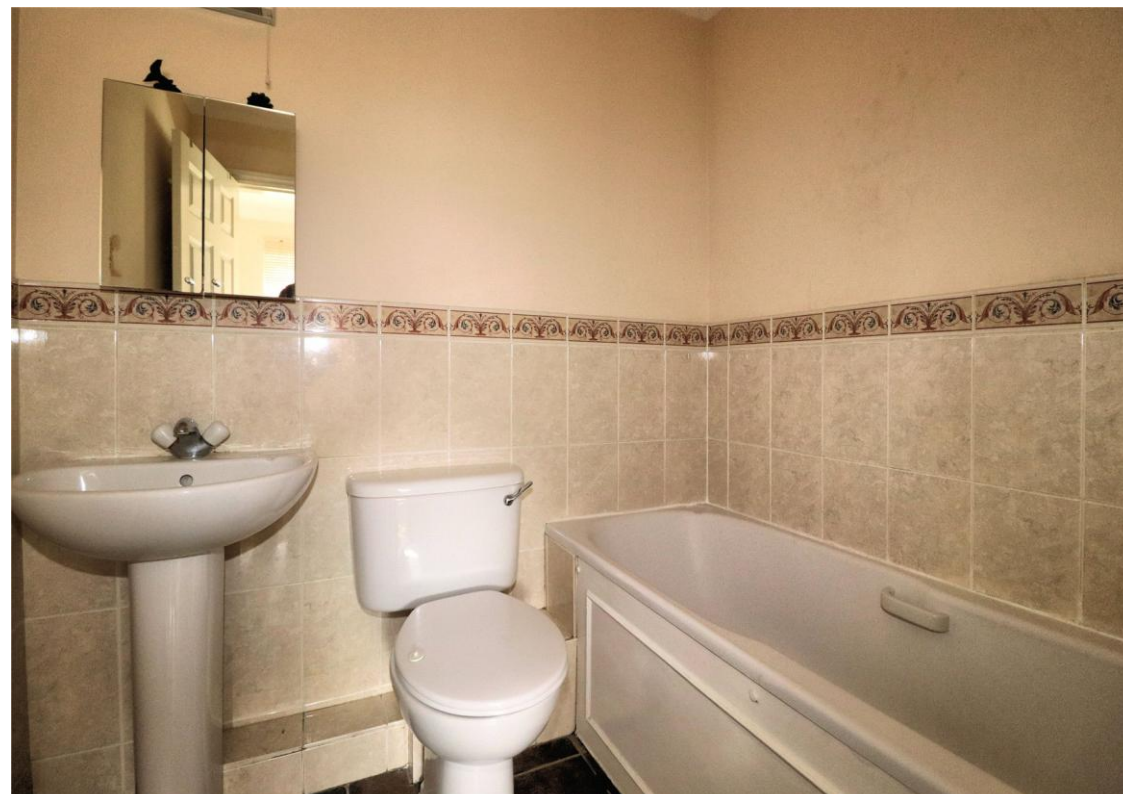
**Externally, the home enjoys a private, low maintenance rear garden, beautifully maintained communal gardens adjoining the picturesque Basingstoke Canal and designated parking for two vehicles within the secure gated residents' car park.**

**Ideally positioned within a short walk of Woking town centre, residents can enjoy an excellent selection of shops, restaurants, cafés, leisure facilities and the New Victoria Theatre. Woking's mainline station provides fast and frequent services to London Waterloo in approximately 25–30 minutes, while the A320, A3 and M25 offer excellent road connections to Guildford, London and the surrounding areas.**

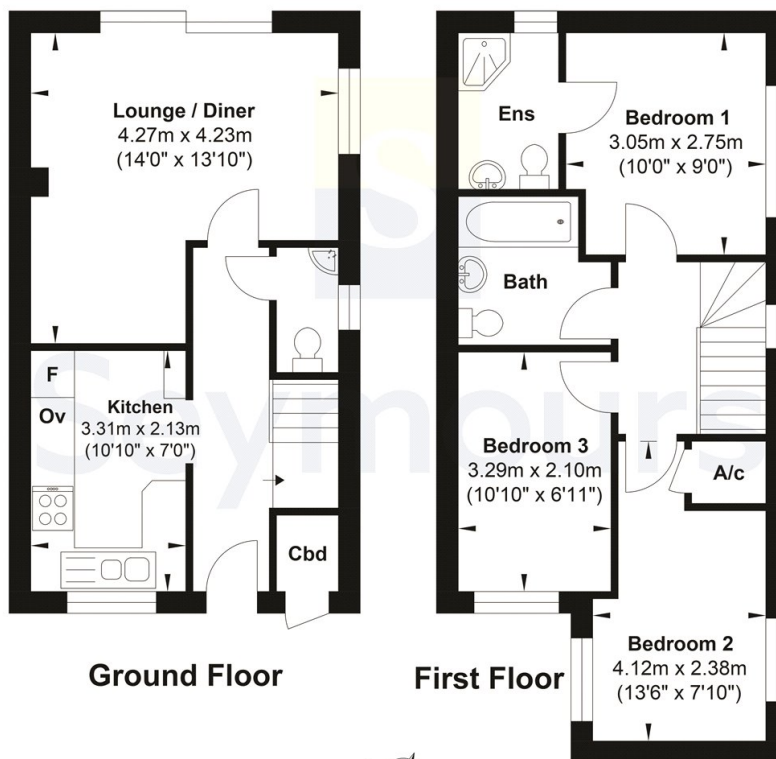
**This superb home presents a rare opportunity to enjoy secure canalside living in one of Woking's most convenient and sought-after locations.**

**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.**







Gross Internal Floor Area : 70.8 m2 ... 762 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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