



Wych Hill Lane | Woking | Surrey | GU22 0AH





Wych Hill Lane, Woking, Surrey, GU22 0AH

Situated in a quiet and highly sought-after neighbourhood, this charming detached home offers an excellent balance of comfort and space. Extending to approximately 1,610 sq ft, the property features three well-proportioned bedrooms, two reception rooms, and a family bathroom.

The interiors are well maintained and thoughtfully presented, creating a warm and welcoming atmosphere suited to both families and professionals. The generous layout provides flexibility for everyday living as well as entertaining.

Outside, the property truly comes into its own, with a beautifully landscaped garden offering an ideal setting for outdoor dining, entertaining, or simply relaxing. A private patio area, off-street parking, and a garage add further practicality to this appealing home.

Despite its peaceful setting, the property remains within easy reach of local amenities and transport links, combining convenience with a quieter lifestyle.

A fantastic opportunity to acquire a spacious and well-presented home in a desirable location. Early viewing is recommended.

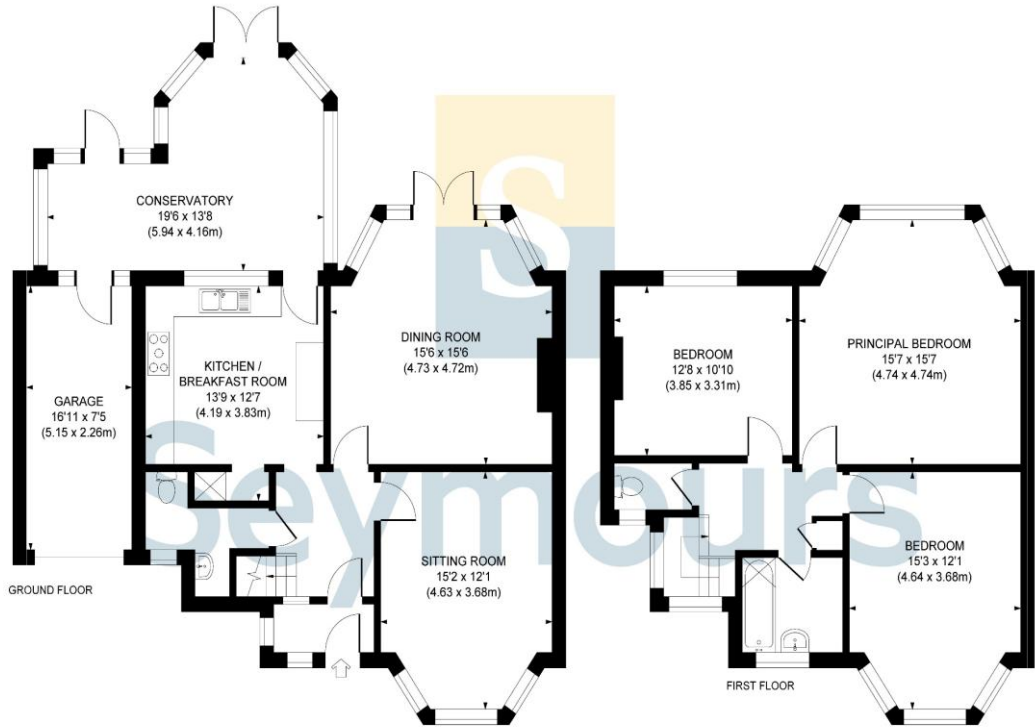
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, 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, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





Approximate Gross Internal Area
Main House 1,610 sq. ft / 149.60 sq. m
Garage 125 sq. ft / 11.63 sq. m
Total 1,735 sq. ft / 161.23 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



3A-3B, Commercial Way, Woking, Surrey, GU21 6XR

01483 757700 sales@seymours-woking.co.uk

www.seymours-estates.co.uk

