



Sandy Lane | Woking | GU22 8BG





Sandy Lane, Woking, GU22 8BG

Situated in a sought-after location, this circa 1930s three bedroom semi-detached home is within easy reach of local schools, Woking town centre, the Mainline station and a range of local amenities.

The property is presented in turnkey condition, having undergone extensive improvements throughout. The accommodation includes a stylish open-plan kitchen/dining room, a redecorated living room with bay window, a refitted bathroom and downstairs cloakroom. Externally, the driveway has been newly landscaped, further enhancing the property's kerb appeal.

To the rear, the property enjoys a secluded garden extending to approximately 75ft, providing an excellent outdoor space with potential to extend, subject to the necessary planning permissions.

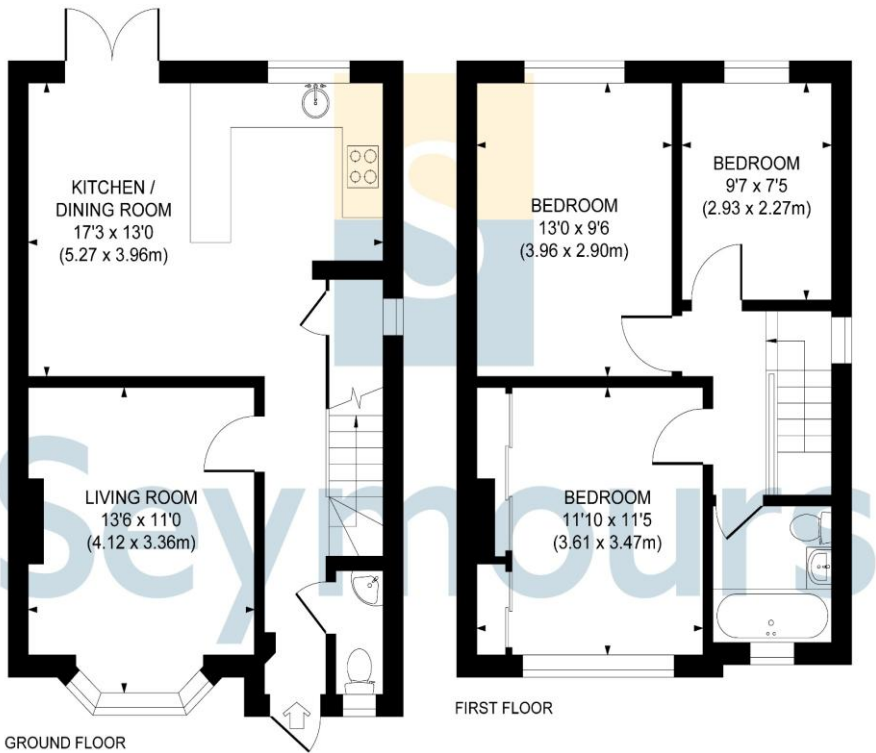
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, 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
891 sq. ft / 82.80 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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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