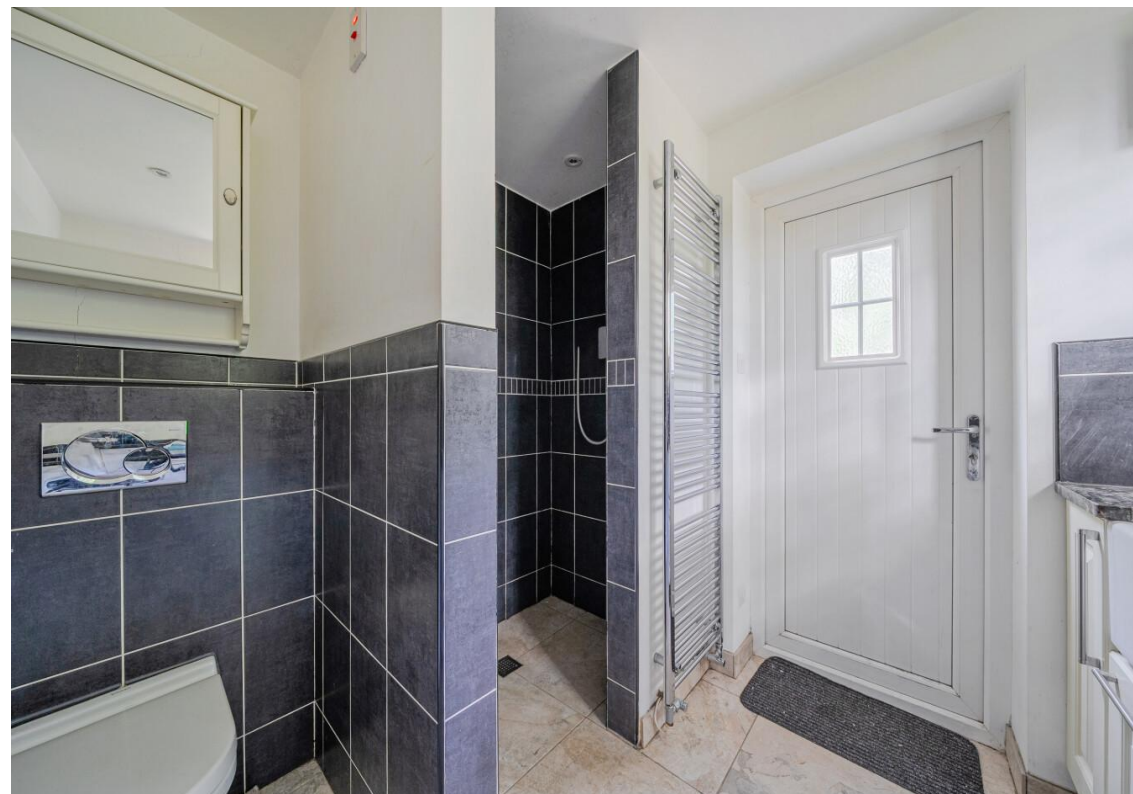




Barrens Close | Woking | Surrey | GU22 7JZ





Barrens Close, Woking, Surrey, GU22 7JZ

A well presented three bedroom detached home, quietly positioned just off the prestigious White Rose Lane and conveniently located approximately 0.7 mile from Woking mainline station.

This attractive detached family home offers a superb combination of space, practicality and location, making it an excellent choice for both families and commuters. Set in a desirable residential setting, the property is within easy walking distance of Woking town centre and its excellent range of shops, restaurants and amenities, while the mainline station provides fast and convenient connections into London.

The ground floor provides a welcoming entrance leading through to a spacious sitting room, ideal for relaxing and entertaining. A separate dining room provides an excellent space for family meals and gatherings, while the well proportioned kitchen is complemented by a useful utility room.

A particular feature of the property is the bright and versatile conservatory, which enjoys views towards the garden and provides an additional reception space that could be used as a family room, home office or entertaining area.

Upstairs are three bedrooms, including a generous principal bedroom, together with the family bathroom. There is also useful eaves storage, providing additional practicality. The main bedroom also has access to a private terrace area surrounded by trees with offering a peaceful retreat.

Outside, the property benefits from a private garden area, offering a pleasant space for outdoor dining and relaxation. The property also includes a garage, providing valuable parking, storage or potential workshop space.

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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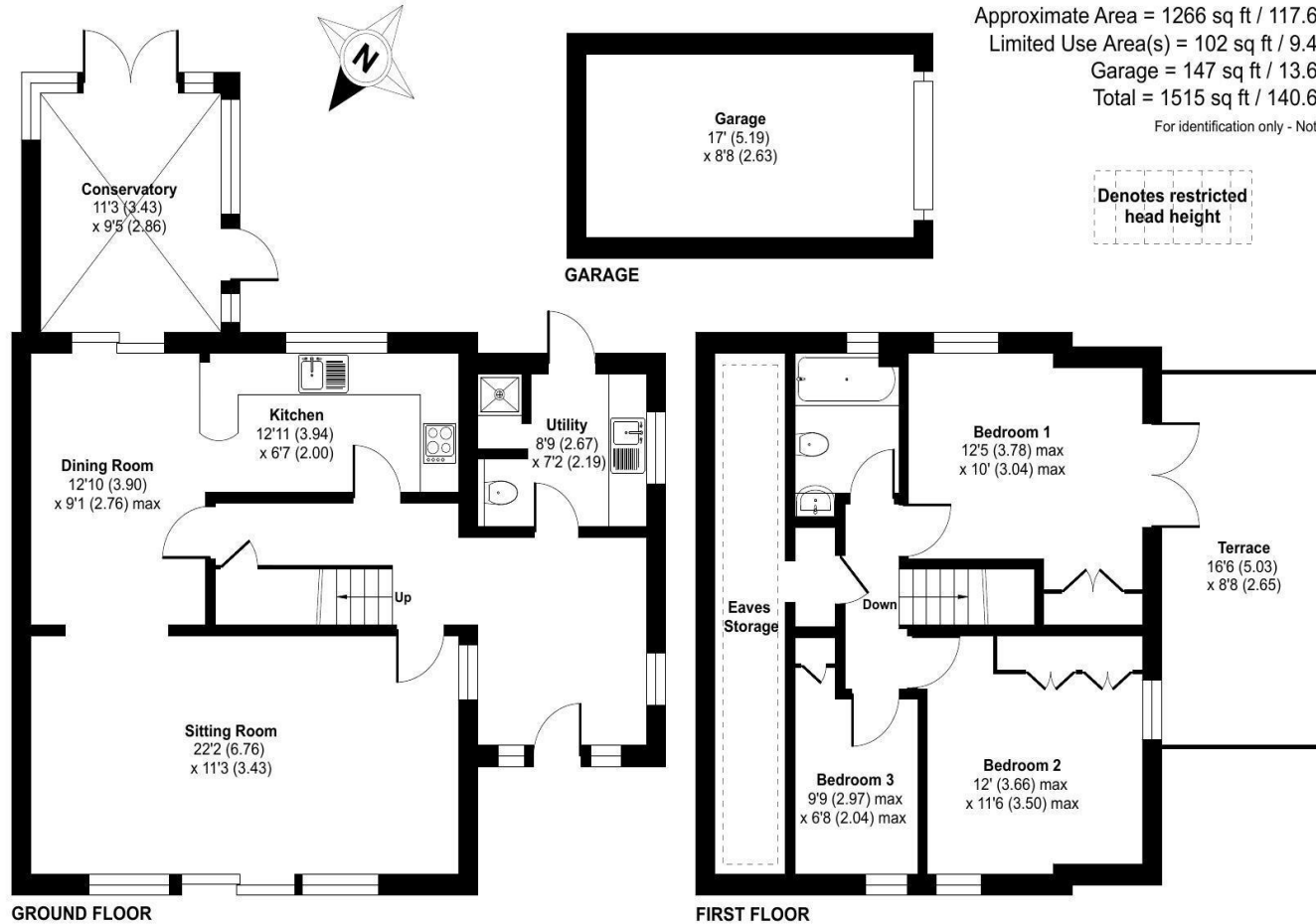
Approximate Area = 1266 sq ft / 117.6 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1515 sq ft / 140.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1508953





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