

Upton | Woking | Surrey | GU21 3LJ

Seymours











Upton, Woking, Surrey, GU21 3LJ

'Wychwood' is a link detached family home, situated within the ever popular Goldsworth Park and positioned towards the end of a cul-de-sac, where properties rarely become available. The property is also conveniently located within close proximity of Goldsworth Lake and a selection of local amenities.

The property has undergone a series of improvements, including a knocked through open plan kitchen/dining room and a refitted bathroom. To the ground floor, the home benefits from a spacious front aspect living room, study with direct access to an integral single garage, a well sized entrance hall and downstairs cloakroom.

To the first floor, there are four bedrooms and two bathrooms, with bedrooms one and two both benefiting from built in storage. Based on other properties along the road, there is also potential to extend bedrooms three and four by building over the garage, subject to the necessary planning permission.

Externally, the property benefits from a secluded rear garden measuring in excess of 50ft, driveway parking and a low-maintenance front garden.

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.



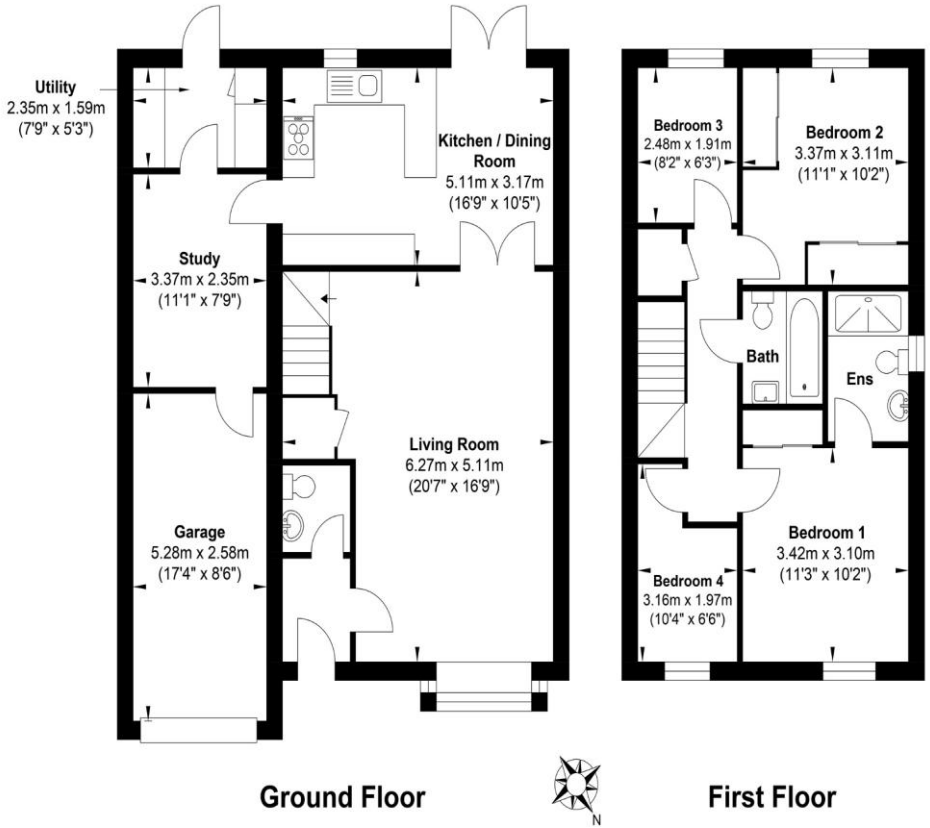


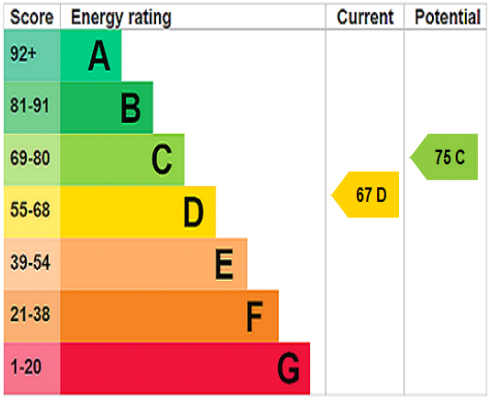






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Gross Internal Floor Area : 126 m2 ... 1358 ft2

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.



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