



High Street | Old Woking | Woking | GU22 9JH





High Street, Old Woking, Woking, GU22 9JH

Situated in the heart of Old Woking village, this charming two-bedroom character cottage enjoys a superb location, with shops, cafés, pubs, schools, nurseries and everyday amenities all within easy walking distance.

Beautifully presented throughout, the property successfully combines period charm with modern comforts. The welcoming sitting room and dining area provides space to relax and entertain while the well-appointed kitchen offers ample workspace and storage.

Upstairs are two well-proportioned bedrooms, both offering comfortable accommodation, together with a family bathroom finished to a high standard.

The property benefits from an enclosed rear garden providing an excellent space for outdoor dining, children's play or simply unwinding.

The house has plentiful storage within the home and the added benefit of a large loft providing valuable additional storage space.

There is unallocated parking opposite in church street, along with further parking on nearby roads, to the front and rear.

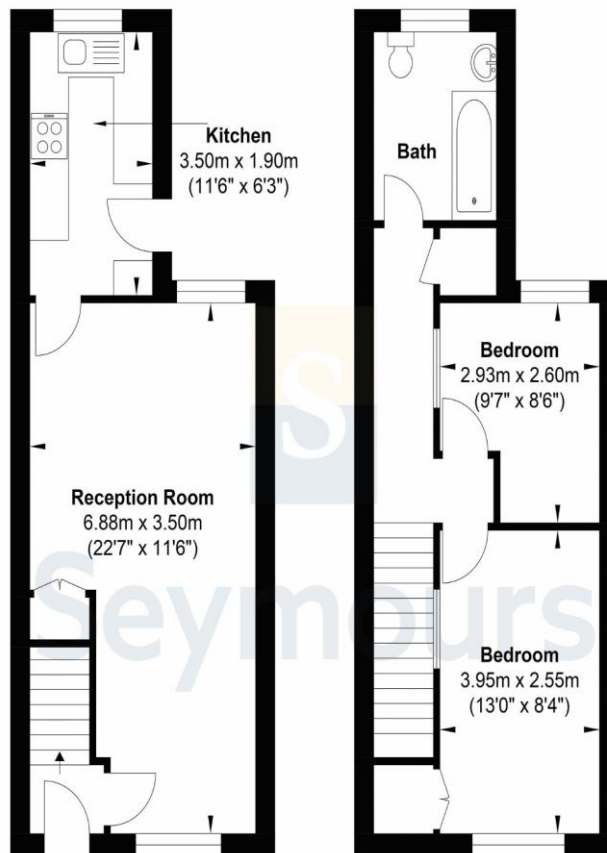
Old Woking continues to be one of the area's most sought-after village locations, offering a welcoming community atmosphere alongside excellent transport links. Woking town centre and mainline station are only a short distance away, providing fast and frequent services to London Waterloo, while nearby road links offer convenient access to Guildford, the A3 and M25.

The locale is perfect for scenic walks, dog friendly parks, cycling, paddle boarding and fishing opportunities. Woking boasts excellent leisure facilities, theatre, cinema and gallery, there are particularly well regarded for its range of golf clubs and a number of highly regarded state and independent schools.

This is a home that will appeal equally to first-time buyers, professional couples, young families and those looking to downsize without compromising on location, space or convenience. Offering character, generous storage, flexible living space and an excellent location, it is ready to be enjoyed from day one.







Ground Floor

First Floor

Gross Internal Floor Area : 61.4 m2 ... 661 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		92 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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