



Lavender Road | Woking | Surrey | GU22 8AY





## **Lavender Road, Woking, Surrey, GU22 8AY**

**Offered to the market with no onward chain, this beautifully presented three bedroom mid terraced home is arranged over three spacious floors, offering over 1,050 sq. ft. of stylish and versatile accommodation. Finished to a high standard throughout, the property is perfectly suited to modern family living and benefits from driveway parking and a private rear garden.**

**The ground floor is centred around a superb open plan layout, creating a wonderful social space. A contemporary fitted kitchen with ample storage and worktop space flows seamlessly into the dining area before opening into the bright and spacious living room, where French doors lead directly onto the rear garden, making it ideal for entertaining and everyday family life. A convenient downstairs cloakroom completes the ground floor.**

**The first floor offers two generous double bedrooms, both benefiting from built in wardrobes, together with a modern family bathroom finished to an excellent standard.**

**Occupying the entire top floor, the impressive principal suite provides a peaceful retreat, featuring extensive built-in wardrobes, a spacious landing area ideal for additional storage or a dressing space, and a luxurious four-piece en-suite bathroom with a separate bath and walk in shower.**

**Externally, the property enjoys a private enclosed rear garden, perfect for outdoor dining and relaxation, along with the added benefit of driveway parking.**

**Beautifully presented throughout and offered with no onward chain, this exceptional home provides generous living space, a superb layout and an enviable location, making it ready to move straight into.**

**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.**







Gross Internal Floor Area : 98 m2 ... 1058 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             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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