



Martindale Road | Woking | Surrey | GU21 3PJ





Martindale Road, Woking, Surrey, GU21 3PJ

Situated in a popular and peaceful cul-de-sac, this well presented detached three bedroom home offers excellent family accommodation, generous outside space and convenient access to a wide range of local amenities.

The ground floor features a welcoming entrance, a spacious living/dining room, separate family room, and a well equipped kitchen. There is also the added benefit of a utility room and downstairs cloakroom, providing valuable additional storage and practical space for everyday family life.

Upstairs, the property offers three well proportioned bedrooms together with the family bathroom, making this an ideal home for families, first time buyers or those looking for additional space to work from home. Each bedroom also has built in wardrobes.

Externally, the property really stands out. The larger than average rear garden is a particular feature, offering a wonderful degree of privacy and plenty of space for entertaining, children to play or simply relaxing outdoors. To the front, there is a driveway providing comfortable parking for two cars, together with a garage fitted with an electric garage door.

The location is another major attraction, with excellent transport links, local shops and well-regarded schools all within easy reach. Goldsworth Park Lake is also just a short walk away, providing a beautiful setting for walks, running and enjoying the outdoors.

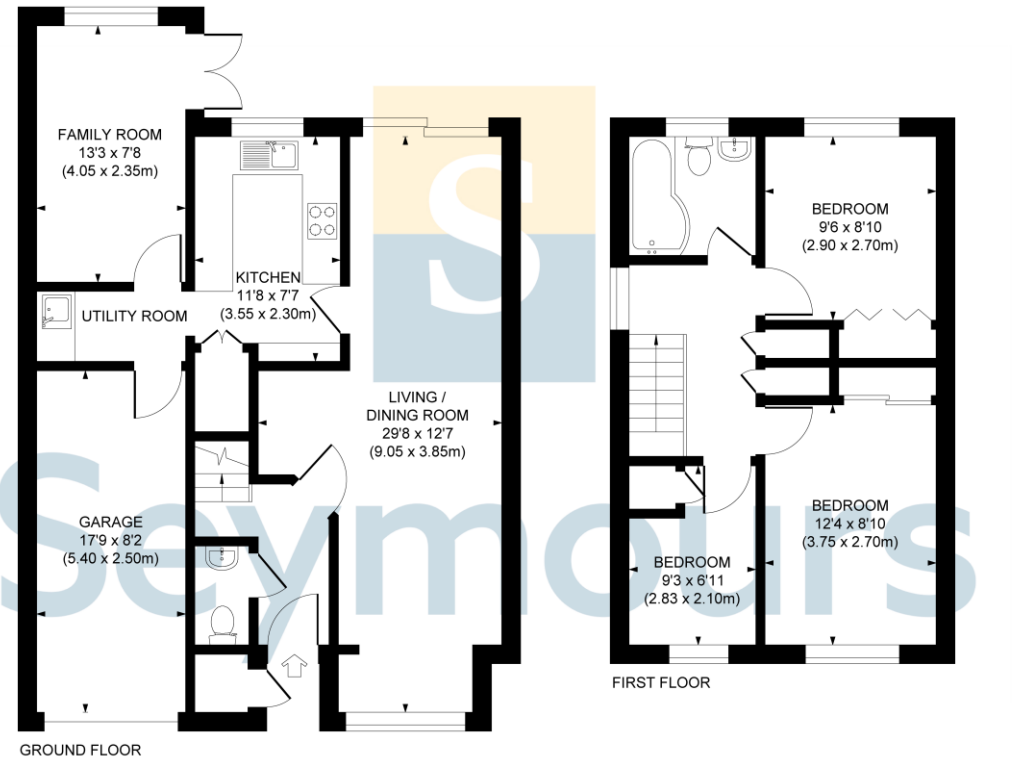
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, 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
Main House 1,033 sq. ft / 95.91 sq. m
Garage 136 sq. ft / 12.69 sq. m
Total 1,169 sq. ft / 108.60 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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