



Elmbridge Lane | Woking | Surrey | GU22 9AW





Elmbridge Lane, Woking, Surrey, GU22 9AW

This well proportioned three bedroom family home offers spacious and versatile accommodation, together with excellent potential for modernisation and improvement.

The property comprises two generous reception rooms, a family bathroom and a kitchen, providing a practical layout with plenty of scope for a new owner to update and personalise the accommodation to their own taste.

Outside, the rear garden provides a good sized outdoor space with a patio area, ideal for entertaining and relaxing. The property also benefits from off street parking and a useful outbuilding, offering excellent versatility as a potential home office, workshop or additional storage.

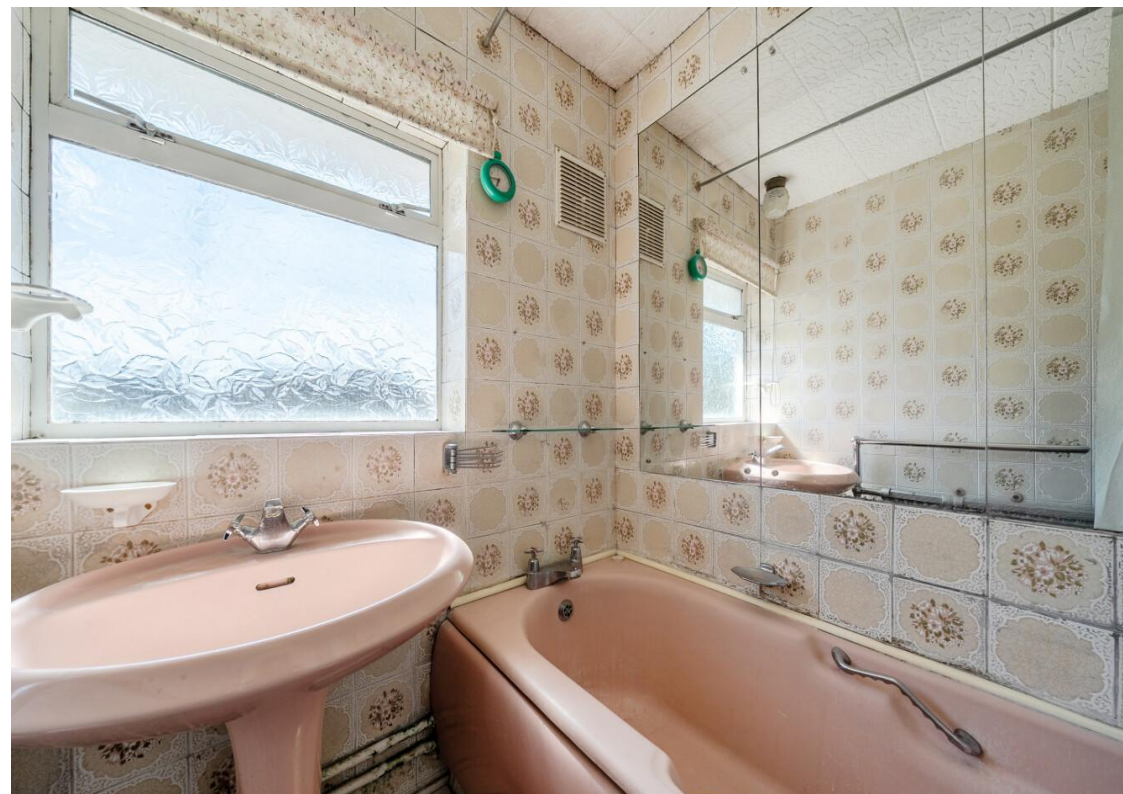
While the property would benefit from some modernisation, it represents an excellent opportunity for buyers looking to create a comfortable family home and add value through updating and refurbishment.

The property is conveniently located for local amenities and excellent transport links, making it a practical choice for families, first time buyers or those looking for a project with plenty of potential.

Contact us today to arrange your viewing and appreciate the potential this property has to offer.

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.

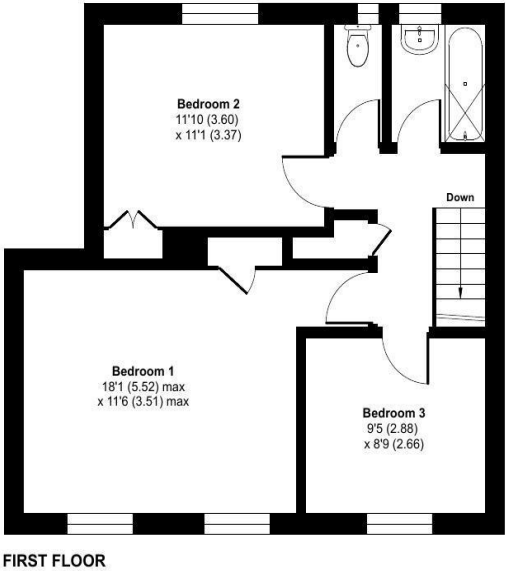
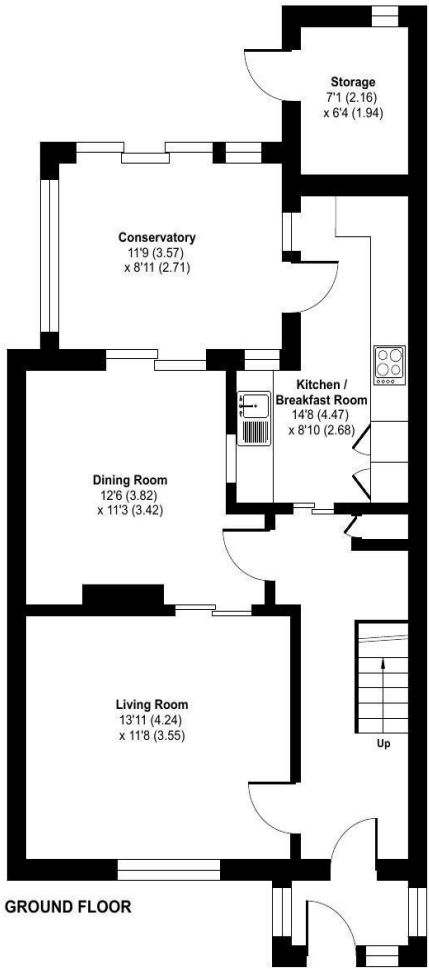
The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





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Approximate Area = 1185 sq ft / 110 sq m
Storage = 40 sq ft / 3.7 sq m
Total = 1225 sq ft / 113.7 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1511909





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