



Portugal Road | Woking | Surrey | GU21 5HB





Portugal Road, Woking, Surrey, GU21 5HB

Conveniently located within a short walk of Woking town centre, is this semi detached period home, offering approximately 967 square foot of accommodation and further benefitting from a detached outbuilding situated to the rear of the garden.

Internally, the property comprises a front aspect living room with bay window, separate dining room leading through to a galley style kitchen, shower room and downstairs cloakroom. To the first floor are two well proportioned bedrooms, with the current layout offering scope for a third bedroom, study or potentially an upstairs bathroom, subject to the necessary works.

The property is ideally offered for sale with no onward chain and further benefits from potential to extend, subject to the necessary planning permissions.

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 : 107.8 m2 ... 1160 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		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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