



Selwood Road | Woking | Surrey | GU22 9HS





Selwood Road, Woking, Surrey, GU22 9HS

Offered to the market with no onward chain, this three bedroom semi detached home is situated in a convenient yet secluded setting, offering an excellent opportunity for buyers looking to make a property their own.

The accommodation comprises a welcoming reception room, three well proportioned bedrooms and a family bathroom, providing a practical layout ideally suited to families and professionals alike.

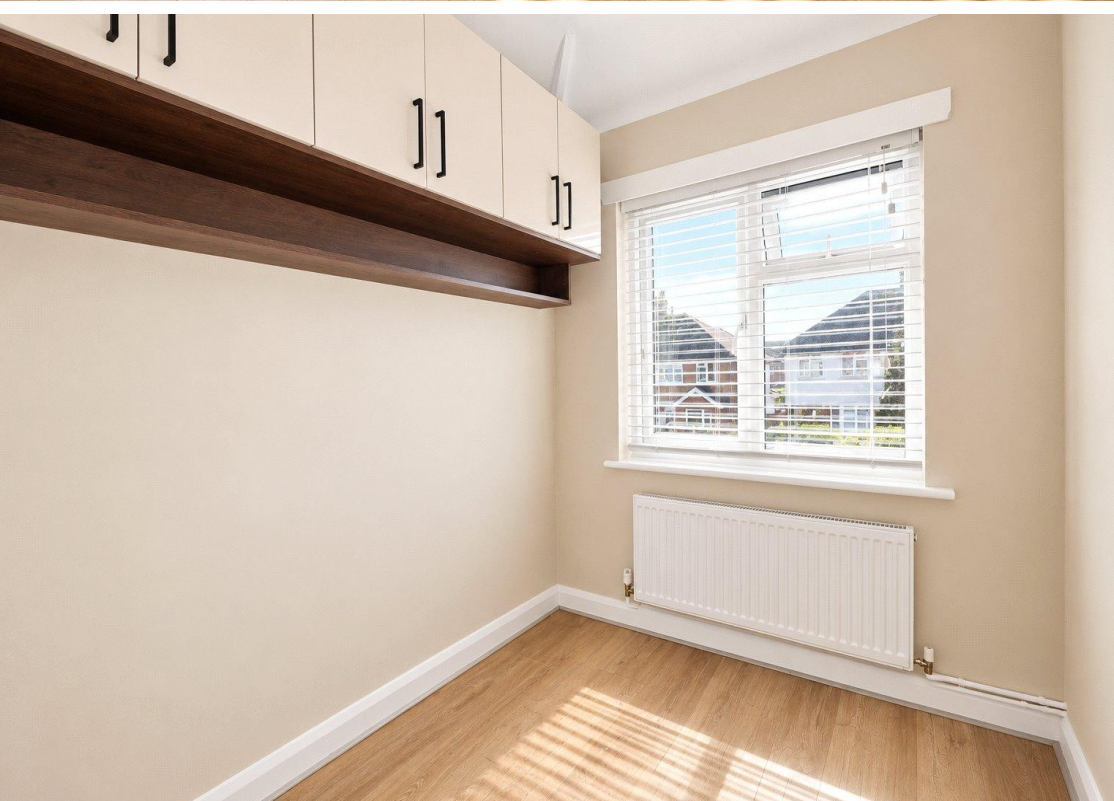
Externally, the property benefits from a private rear garden with a patio area, ideal for outdoor dining and entertaining. Further benefits include off-street parking and a garage, providing additional storage or secure parking.

Combining a peaceful setting with everyday convenience, this property presents a fantastic opportunity for buyers seeking a home with plenty of potential.

Offered for sale with no onward chain, early viewings are highly recommended.

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.

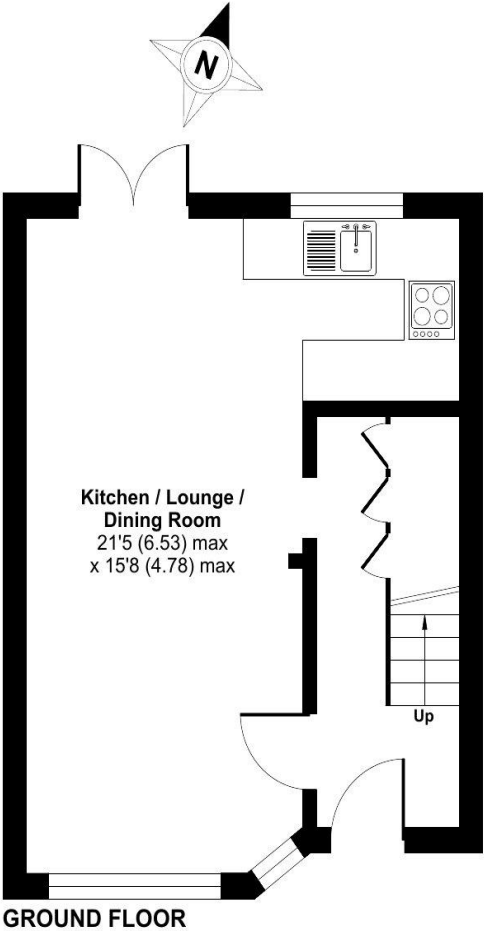
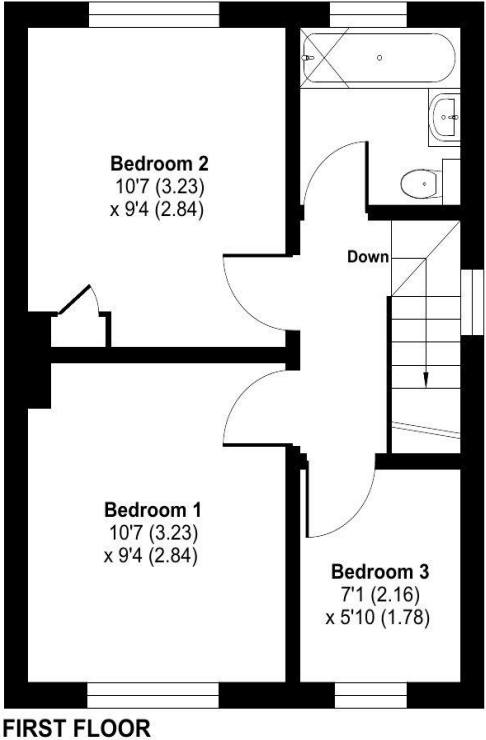
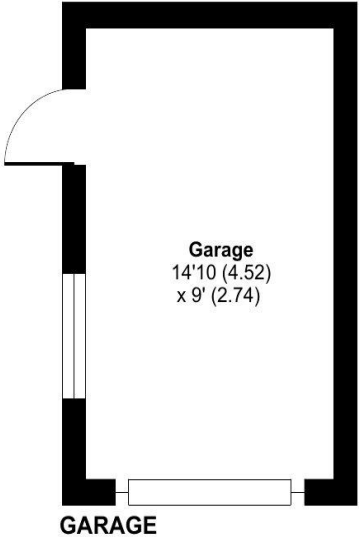
The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





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Approximate Area = 669 sq ft / 62.1 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 803 sq ft / 74.5 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Seymours Estate Agents. REF: 1182378





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