



Belgrave Manor | Woking | Surrey | GU22 7TW





Belgrave Manor, Woking, Surrey, GU22 7TW

Set within a highly sought-after conservation area, this attractive three-bedroom terraced home offers well-presented accommodation in an exceptionally convenient location, just a short walk from Woking town centre and the mainline station.

The property opens into a welcoming entrance, leading through to the impressive open-plan kitchen and reception room. The kitchen has been thoughtfully arranged to provide a practical and sociable space, while the adjoining reception room offers plenty of room for both relaxing and entertaining. French doors open onto the rear garden, creating a lovely connection between the living space and the outdoors. A downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate family bathroom serves the remaining bedrooms.

The rear garden is designed for easy maintenance and provides a private outdoor space to enjoy during the warmer months. A garage within a nearby block also provides useful additional storage and parking.

Located within easy reach of Woking's excellent range of shops, restaurants and leisure facilities, the property is particularly well positioned for commuters, with Woking mainline station offering fast and frequent services to London Waterloo. The surrounding Surrey countryside, Basingstoke Canal and River Wey also provide plenty of opportunities for walking and outdoor pursuits.

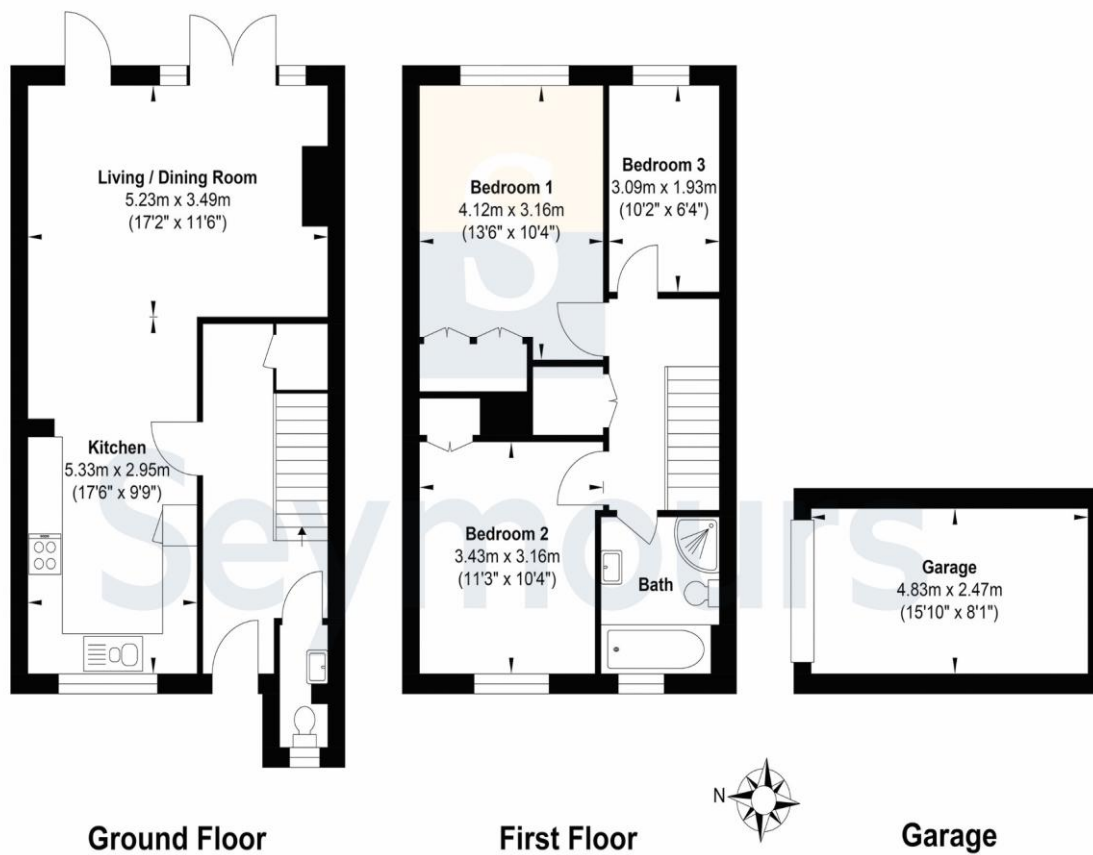
Offered to the market with no onward chain, this is a superb opportunity to acquire a well-presented home in a highly desirable and convenient part of Woking.

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 : 104.9 m2 ... 1131 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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