



# Seymours



## De Lara Way Woking

**£400,000** Offers Over

Arrange a viewing: 01483 757700

## Property details

 3 bedrooms

 1 bathroom

 EPC Rating C

 828 sq. ft

 Woking Train Station

- Freehold House
- Three Bedrooms
- Open Plan Living / Dining Room
- Upstairs Bathroom And Downstairs WC
- Kitchen With Ample Worktop
- Garage In Nearby Block
- No Onward Chain

A rare opportunity to acquire a terraced Neo-Georgian style townhouse, situated within the catchment area for Goldsworth School and within walking distance of Woking town centre and mainline station.

The property offers an excellent opportunity for a purchaser to modernise and update the accommodation to their own taste. Some areas would benefit from refurbishment and general updating together with some attention to the decorative finishes.

The garden is private with rear access and a shortcut to Woking town centre and trainline.

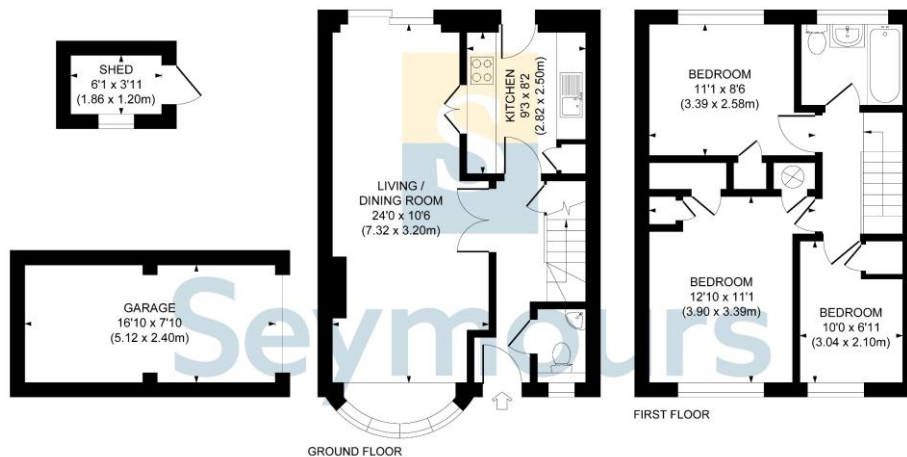
The price reflects the works required and provides an exciting opportunity to create a superb home in a highly sought-after location. We anticipate considerable interest in this property. Offered for sale with no onward chain.

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 528 sq. ft / 70.99 sq. m  
Garage 132 sq. ft / 12.28 sq. m  
Shed 24 sq. ft / 2.23 sq. m  
Total 684 sq. ft / 91.39 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.

Woking office 3A-3B, Commercial Way, Woking, Surrey, GU21 6XR  
01483 757700 / sales@seymours-woking.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

