

Rydens Way | Woking | Surrey | GU22 9DN

Seymours











Rydens Way, Woking, Surrey, GU22 9DN

Offered for sale for the first time in twenty years, is this extended three bedroom semi detached home, ideally situated in a sought after location within close proximity of local schools, the River Wey and a selection of further amenities.

The property enjoys a particularly desirable position, backing directly onto playing fields whilst also benefiting from a secluded and peaceful rear garden. The versatile accommodation comprises a modern open plan kitchen/dining room, which leads through to a bright and airy sun room. The ground floor further benefits from a separate living room, family room, study with double doors and a downstairs shower room.

To the first floor, there are three bedrooms, with bedrooms one and two both benefiting from built-in wardrobes, in addition to the main family bathroom.

To the front of the property, there is a driveway enclosed by double gates, providing off road parking.

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.





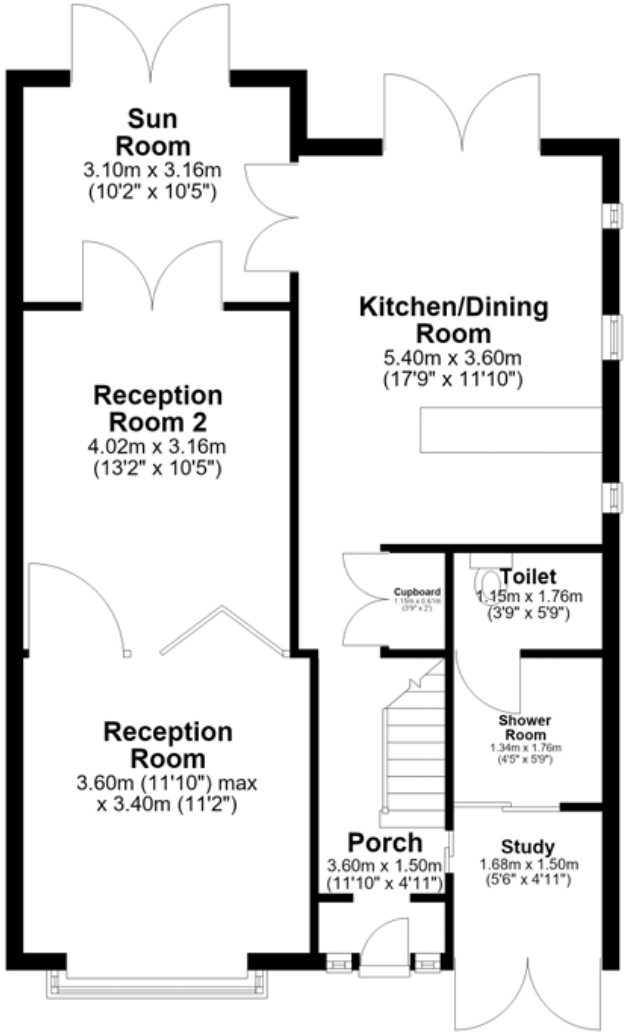



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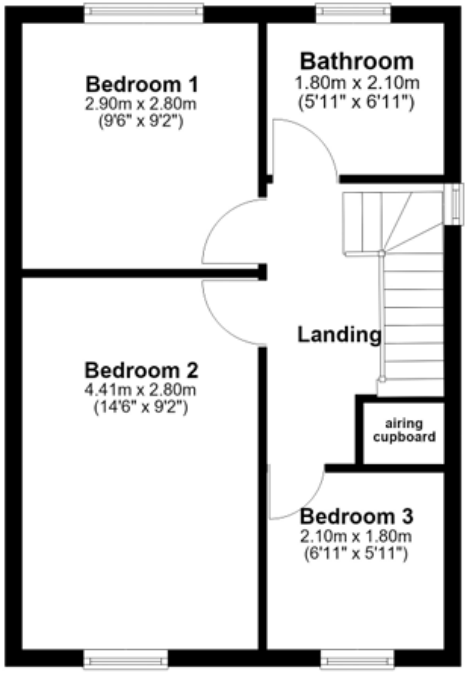
Ground Floor

Approx. 68.8 sq. metres (741.0 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 105.3 sq. metres (1133.4 sq. feet)

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

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