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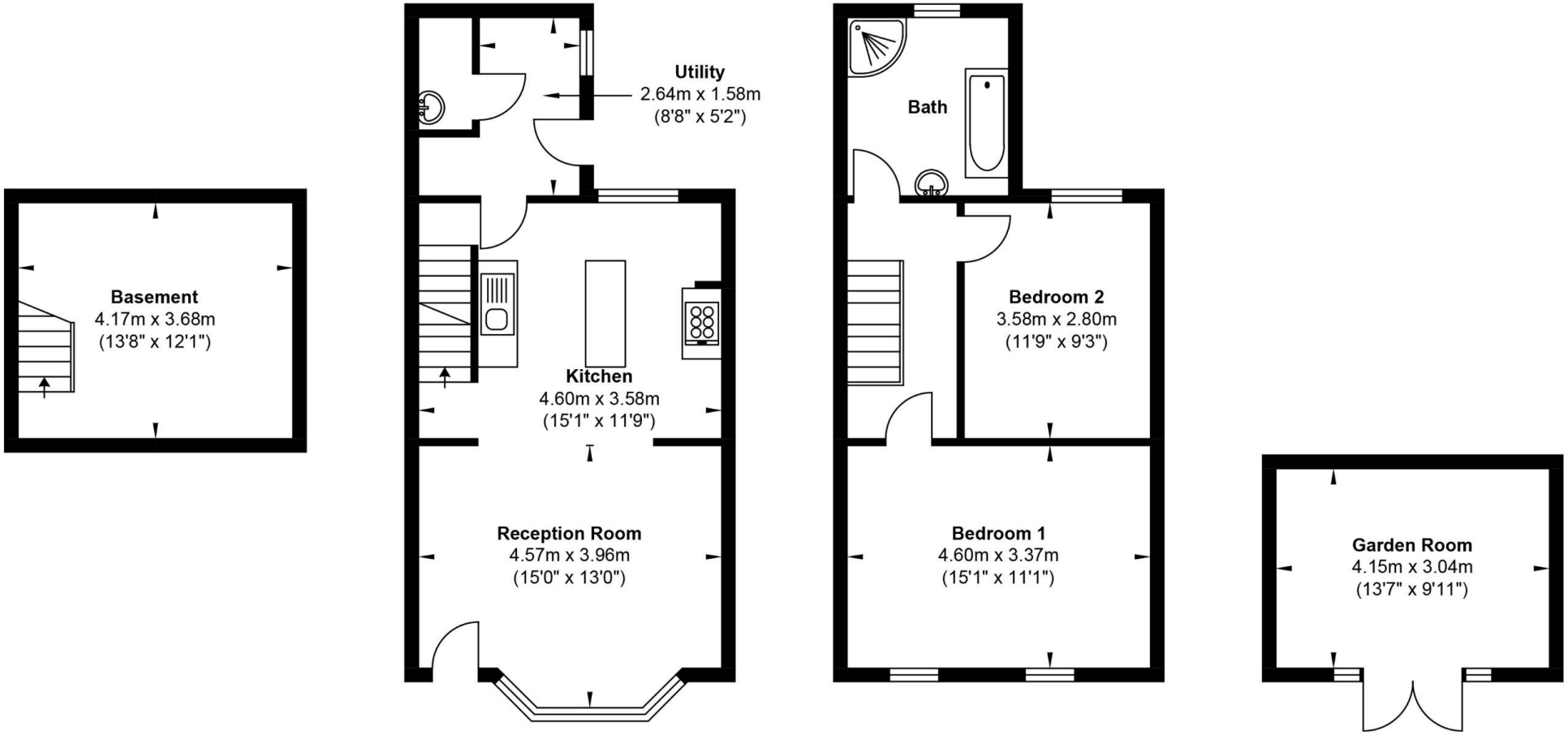
WOKING

£475,000

This charming two double bedroom semi-detached period cottage is brimming with character and charm, combining attractive period features with practical modern-day living.

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Basement **Ground Floor** **First Floor** **Outbuilding**

Gross Internal Floor Area : 107.3 m2 ... 1155.0 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.

Lavender Road, Woking, Surrey, GU22

- **Charming two double bedroom semi-detached period cottage**
- **Wealth of character features, including original fireplaces and stripped floorboards**
- **Elegant sitting room with exposed brick chimney and fireplace**
- **Open-plan kitchen/breakfast room with central island**
- **Beautifully appointed bathroom, utility room and downstairs cloakroom**
- **Good-sized garden with brick-built outbuildings**
- **Walking distance of Woking town centre and mainline station**

This charming two double bedroom semi-detached period cottage is brimming with character and charm, combining attractive period features with practical modern-day living. Original fireplaces, stripped floorboards, bay windows and high ceilings all contribute to the property's inviting character, creating a home full of warmth and individuality.

The accommodation includes an elegant sitting room featuring an exposed brick chimney and fireplace, providing an attractive focal point. The open-plan kitchen/breakfast room is fitted with a central island, offering an ideal space for both everyday living and entertaining. Further ground-floor accommodation includes a useful utility room and a cloakroom, while stairs lead down to a basement, providing additional storage potential.

There are two well-proportioned double bedrooms, complemented by a beautifully appointed first-floor bathroom. Outside, the property benefits from a good-sized garden, together with brick-built outbuildings offering useful additional space and further potential for a variety of uses.

Conveniently situated within walking distance of Woking town centre and its highly regarded mainline station, the property is ideally placed for access to a range of shops, restaurants and everyday amenities, as well as commuter links. Offered to the market with no onward chain, this delightful period cottage presents an appealing opportunity for buyers seeking a characterful home in a convenient location.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities, including Woking Leisure Centre's gymnasium, and Pool in the Park with its wide range of swimming facilities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.

Council Tax Band D - EPC Rating D - Tenure: Freehold

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.











