CURCHODS







Sambucus, 110 Sandy Lane

Woking, Surrey, GU22 8BH

3 Bedrooms | 2 Bathrooms | 1 Reception Room

£2,475pcm



Tucked away at the end of a peaceful residential cul-de-sac, this attractive three bedroom detached residence offers well balanced accommodation arranged over two floors and provides an excellent opportunity for comfortable family living in a highly convenient Woking location. The property enjoys a particularly appealing setting, combining a quiet residential environment with easy access to Woking town centre and its highly regarded mainline railway station, which offers fast and frequent services to London Waterloo. The house benefits from bright living spaces, a private south-west facing garden, garage and driveway parking.

EPC D | Council Tax Band E

Charges (if applicable):

Deposit Amount: £2,855.77

A 1 week holding deposit (one week's rent is payable under the Tenant Fees Act 2019.)





Key Features

- Quiet location
- Furnished or unfurnished
- Excellent road access
- Garage
- Professionally managed

Location

The property is conveniently located within easy reach of Woking town centre, which offers a wide range of shopping, dining and leisure facilities. Woking's mainline railway station provides fast and frequent services to London Waterloo, making the area particularly popular with commuters. The area is also well regarded for its excellent schooling. Local options include St Dunstan's Catholic Primary School, rated Outstanding by Ofsted, together with St John the Baptist Catholic Comprehensive School, a popular secondary school with a strong academic reputation. A number of well regarded independent schools can also be found nearby, including Hoe Bridge School and Greenfield School. In addition, the surrounding area offers attractive green spaces, countryside walks

Additional Information

Our client has advised that the property has mains gas, drainage, water and electricity.







CURCHODS

Approximate Area = 987 sq ft / 91.6 sq m
Garage = 134 sq ft / 12.4 sq m
Outbuilding = 34 sq ft / 3.1 sq m
Total = 1155 sq ft / 107.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1396965

01483 776644 | woking-lettings@curchods.com
Bridge House, Goldsworth Road, Woking, Surrey, GU21 6JT

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

arla | propertymark PROTECTED
naea | propertymark PROTECTED
TENANCY DEPOSIT SCHEME PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK