CURCHODS







40 Honeypots Road

Woking, Surrey, GU22 9QW

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Guide Price £720,000

Freehold



Offering an exceptional opportunity to create a wonderful family home, this detached three-bedroom property occupies one of the largest plots on Honeypots Road. Set within a quiet, family-oriented cul-de-sac, the property enjoys substantial gardens to both the front and rear, a private driveway and garage, together with approximately 1,260 sq ft of existing accommodation and considerable scope for modernisation.

While the property would now benefit from a programme of modernisation, it presents an exciting opportunity for a purchaser to put their own stamp on a home with excellent underlying proportions and a particularly attractive plot. The gardens are a notable feature, with the substantial front garden creating an appealing approach, while the rear garden offers a good degree of outdoor space for family use and entertaining.

A private driveway provides off-street parking and leads to the garage, adding further practicality.





EPC D | Council Tax Band F

Key Features

- Detached three-bedroom family home in a quiet, family-oriented cul-de-sac
- One of the largest plots on the road.
- Substantial front garden and generous rear garden
- Approximately 1,260 sq ft of accommodation
- Private driveway and garage
- Excellent opportunity for modernisation and improvement
- Considerable potential to create a superb long-term family home

Location

Honeypots Road is an established residential address, with this property enjoying a particularly peaceful position within a family-oriented cul-de-sac. The location offers access to Woking's extensive range of shops, restaurants, leisure facilities and mainline railway station, alongside local amenities, schools and the surrounding Surrey countryside.

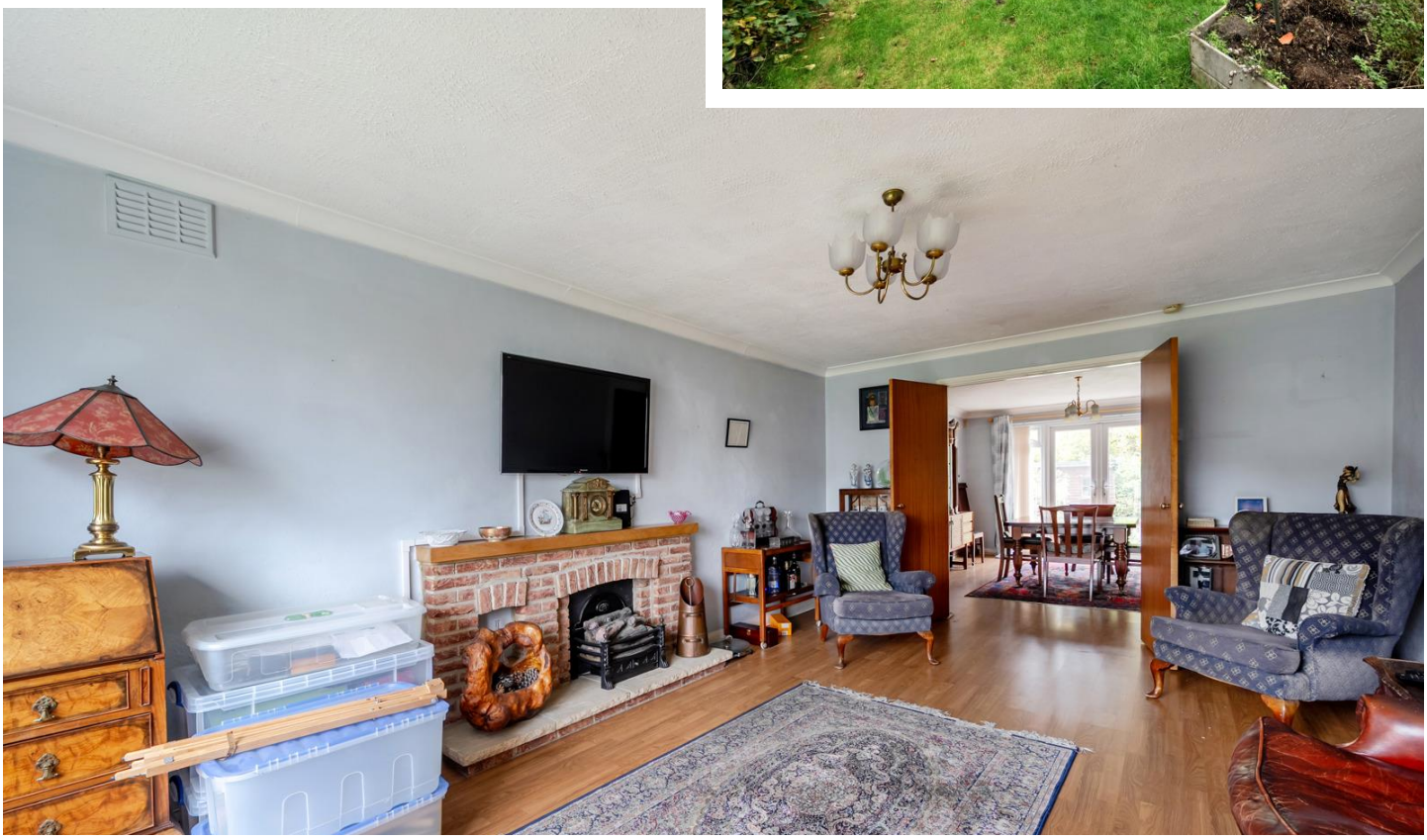
For buyers seeking a property with genuine scope to improve, generous gardens and the opportunity to create a home tailored to their own requirements, this is an appealing proposition.

Additional Information

We have been informed by the vendor the property benefits from mains gas, electric, water & drainage

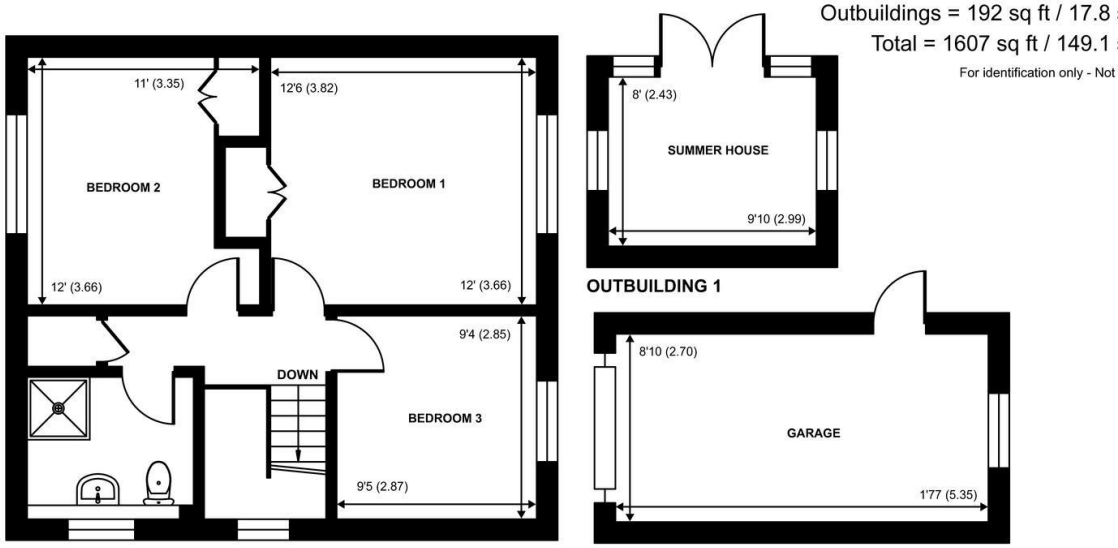




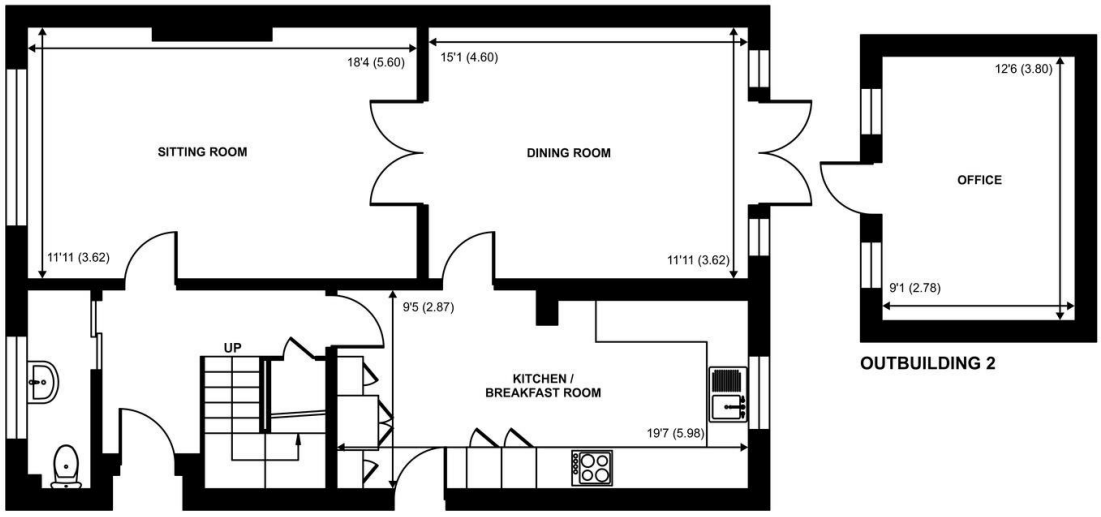


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Approximate Area = 1260 sq ft / 117 sq m
Garage = 155 sq ft / 14.3 sq m
Outbuildings = 192 sq ft / 17.8 sq m
Total = 1607 sq ft / 149.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1540215

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Reference: CWG260541

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