



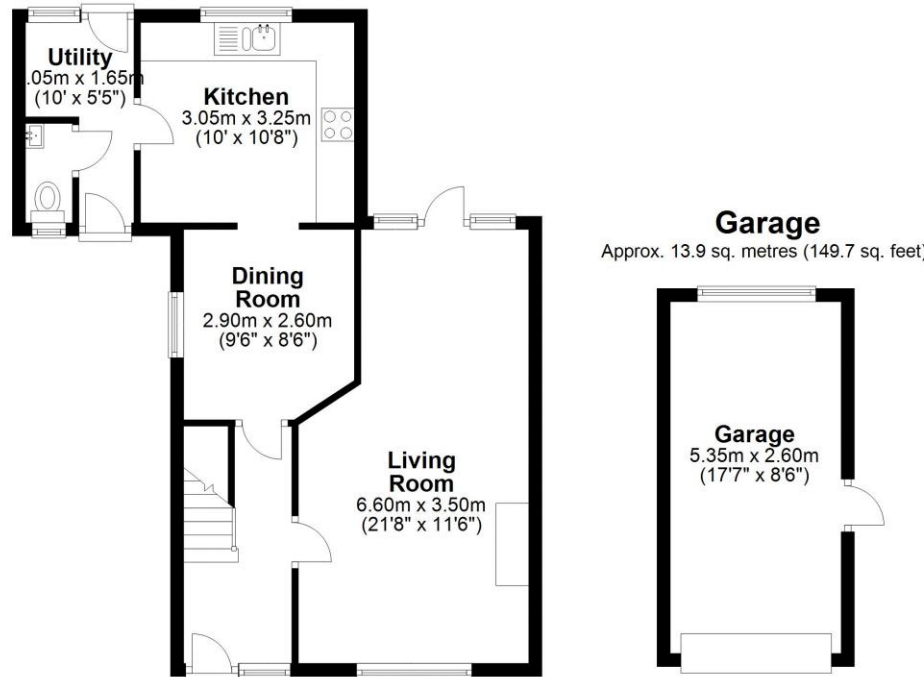
**ST JOHNS**

**£550,000**

**Rarely available an extended three double bedroom semi-detached family home superbly located in the highly sought after Hermitage Development within walking distance of local schools.**

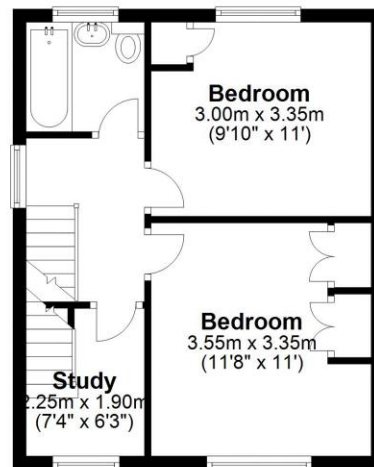
## Ground Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



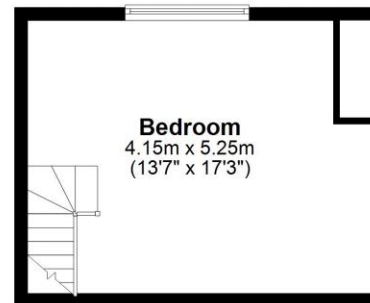
## First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



## Second Floor

Approx. 21.8 sq. metres (234.4 sq. feet)



Total area: approx. 120.8 sq. metres (1300.0 sq. feet)

## Limewood Close, St Johns, Woking, Surrey, GU21 8XA

- 3 Bedroom Semi Detached Home
- Two Reception Rooms
- Family Bathroom
- Utility Room
- Downstairs Cloakroom
- Study
- Secluded Rear Garden
- Garage & Off Road Parking

Rarely available an extended three double bedroom semi-detached family home superbly located in the highly sought after Hermitage Development within walking distance of local schools. The spacious accommodation comprises a double aspect living room, separate dining room which leads into a good size kitchen, a utility room and downstairs cloakroom.

On the first floor there are two large double bedrooms, modern bathroom and a study. The top floor is an impressive sized bedroom and could easily be used as a home office for those looking to work from home. There is a good size rear garden which offers a good degree of seclusion and privacy. To the front a block paved driveway provides off street parking for numerous cars and leads to a detached garage. Internal viewings are highly recommended via the vendor's sole agents.

St. John's is a small village, with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. For those times when you are in need of something more comprehensive however, Woking town centre which has been the subject of massive investment in recent years, is just a short drive away and now has something of a bustling and cosmopolitan feel to it with a wide and eclectic array of bars, cafes, restaurants and shops. In the Peacocks centre you will also find the New Victoria theatre and the multi screen cinema along with further shopping opportunities. Woking has what is widely regarded to be one of the best commuting rail stations in the south east and runs an extremely fast and frequent service into Waterloo. Brookwood main line station also lies within easy reach providing rail services to London Waterloo in about 30 minutes.

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.



