



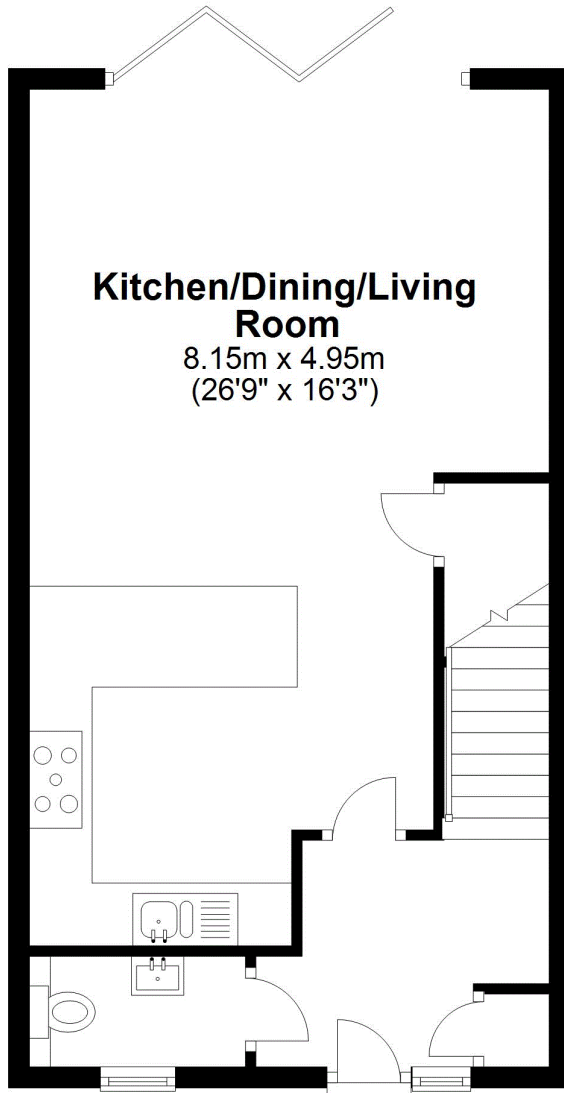
WOKING

£640,000

**This stunning four bedroom,
two bathroom Townhouse is
ideally positioned within
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Town Centre and mainline
station.**

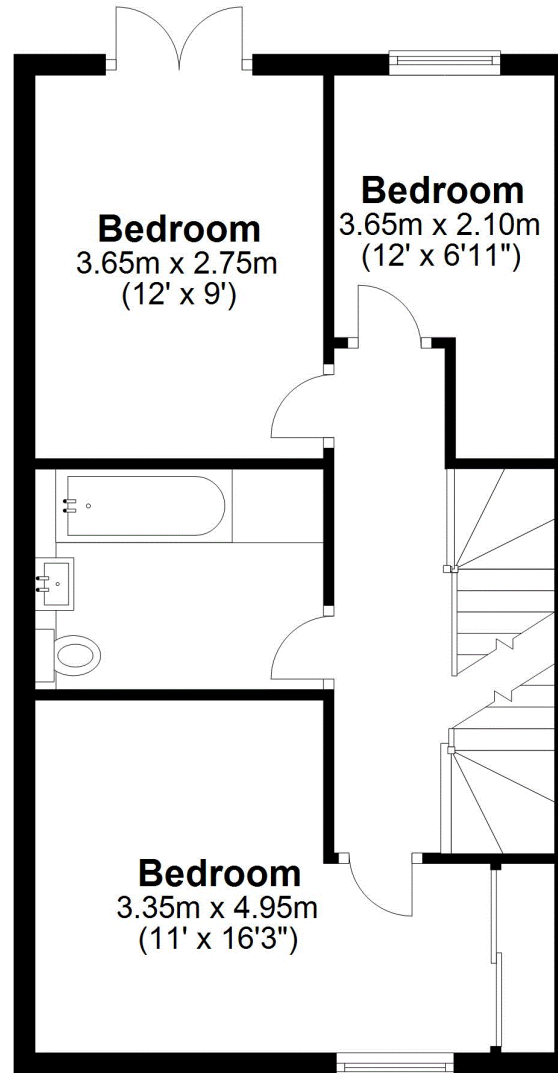
Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



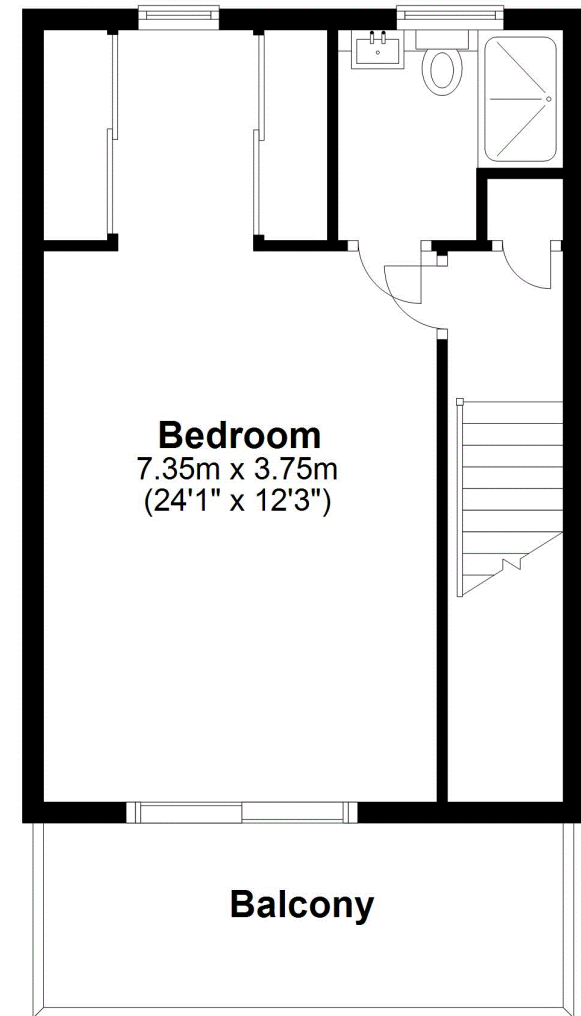
First Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



Second Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 128.4 sq. metres (1382.3 sq. feet)

Sycamore Avenue, Woking, Surrey, GU22 9FH

- Four Bedrooms
- Two Modern Bathrooms
- Open Plan Living/Kitchen/Dining Room
- Beautifully Appointed Kitchen
- Roof Terrace
- Walking Distance To Mainline Station
- Off Street Parking For Several Cars

This stunning four bedroom, two bathroom Townhouse is ideally positioned within walking distance of Woking Town Centre and mainline station.

The spacious accommodation is arranged over three floors and comprises a spacious open plan living/kitchen/dining room with bi-fold doors leading to the garden terrace. The kitchen is beautifully presented with a range of integrated appliances. On the first floor there are three bedrooms and a family bathroom. To the top floor is a simply stunning principal suite with vaulted ceiling and large doors leading to a roof terrace. The principal suite also boasts a dressing room and beautifully presented en-suite shower room. The property also has a driveway to the front for two cars.

Woking is a modern and contemporary town that has been the subject of very significant investment in recent years and in fact continues to be so. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities not least of which is the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Within walking distance you have Woking's mainline station, widely regarded to be one of the best commuting rail stations in the south east which runs a fast and frequent service into Waterloo (approx. 23 mins), and here you will also find a very efficient coach service to Heathrow airport. In the wider area there are areas of open space and woodland which make for excellent walking and cycling opportunities and a great many highly regarded schools in both the private and the state sector.

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.



