



WOKING

£625,000

A fabulous three double bedroom, two bathroom townhouse superbly located in a highly sought after development within a stone's throw of Woking Park within walking distance of Woking Town Centre and mainline station.



GROUND FLOOR
 APPROX. FLOOR
 AREA 491 SQ.FT.
 (45.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 477 SQ.FT.
 (44.3 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 377 SQ.FT.
 (35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1344 SQ.FT. (124.9 SQ.M.)

Sycamore Avenue, Woking, Surrey, GU22 9FH

- **Beautiful Townhouse**
- **Three Large Double Bedrooms**
- **Luxurious Kitchen**
- **Double Glazed**
- **Open Plan Reception Room**
- **Two Bathrooms**
- **Walking Distance Of Mainline Station**
- **Sought After Location**
- **Driveway**

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The versatile accommodation which is arranged over three floors comprises a spacious kitchen/dining/living room with double glazed bi-folding doors to the private rear garden. The kitchen is beautifully appointed and benefits from integrated appliances and Quartz worktop surfaces. The living room features Amtico flooring and a large storage cupboard. There is also a cloakroom on the ground floor. On the first floor there are two large double bedrooms and a beautifully appointed family bathroom. The impressive top floor is home to the principal bedroom with vaulted ceiling, dressing room with fitted wardrobes, a beautifully appointed ensuite shower room and a private balcony.

The property has a block paved driveway providing off street parking as well as a separate designated parking bay. Internal viewings are highly recommended via the vendor's sole agent.

Conveniently located within easy reach of Woking's mainline station with links to London Waterloo within approx 30 mins. The area is excellent for schools and leisure facilities which include a theatre and multi-screen cinema. Ideally situated between Woking and Guildford being 4 miles distance both with a selection of shops bars and restaurants.

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.



