

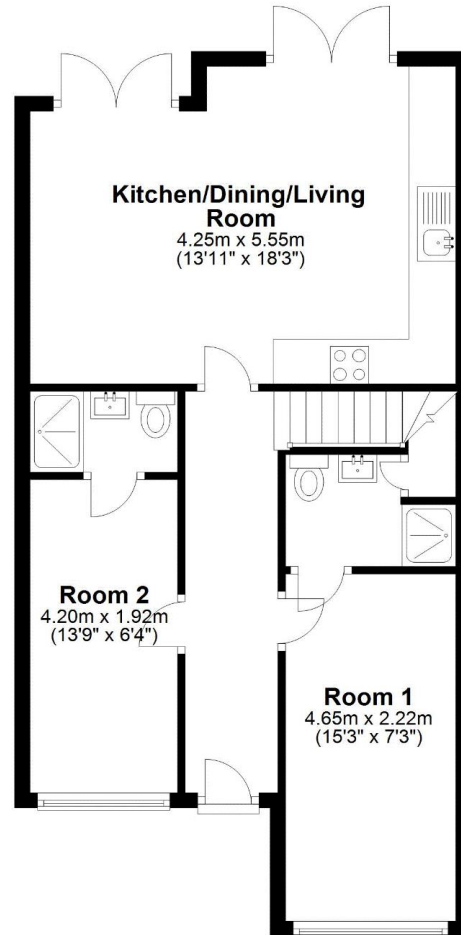


**WOKING**  
**£595,000**

**Currently in use as an HMO, generating an annual income of £50,820pa. The property is located in a peaceful cul-de-sac within 0.2 miles of Woking Town Centre and mainline station. There are 6 individual rooms of varying size.**

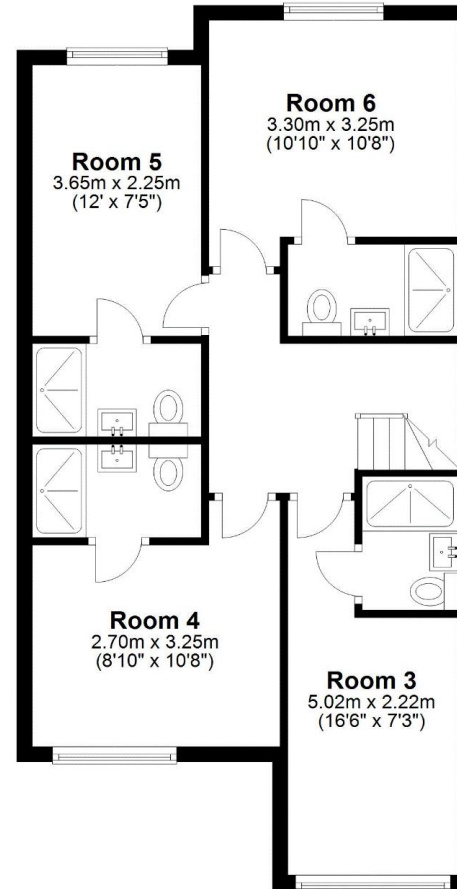
### Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



### First Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



Total area: approx. 113.1 sq. metres (1217.9 sq. feet)



## Greenheys Place, Woking, Surrey, GU22 7JD

- **HHMO**
- **Six En-Suite Rooms**
- **Communal Kitchen/Dining/Living Room**
- **Cul-de-sac Location**
- **Private Garden**
- **Walking Distance Of Mainline Station**
- **Private Garden**
- **Off Road Parking**

Currently in use as an HMO, generating an annual income of £50,820pa. The property is located in a peaceful cul-de-sac within 0.2 miles of Woking Town Centre and mainline station.

There are 6 individual rooms of varying size, all of which benefit from an en-suite shower room. The ground floor also features a spacious, well appointed communal kitchen/dining/living room which provides access to the private rear garden. Other benefits include off street parking, double glazed windows and gas central heating.

Woking is a modern and contemporary town that has been the subject of very significant improvement 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 neighbourhood there are areas of open space and woodland which make for excellent walking and cycling opportunities and a great many highly regarded schools.

Council Tax band E - EPC Rating C

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.



