



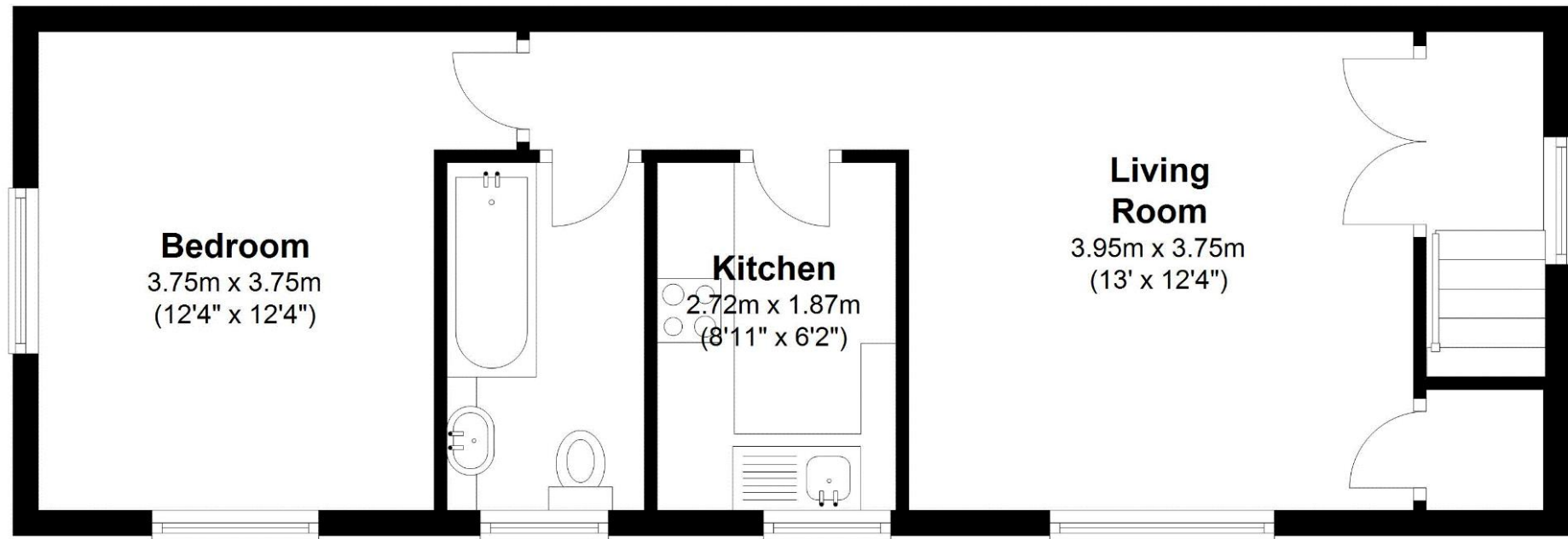
**WOKING**

**£250,000**

**A charming one bedroom first floor maisonette set within a period courtyard setting, within walking distance of local amenities, Woking Park and Leisure Centre.**

## First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 44.2 sq. metres (475.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation.



## High Street, Old Woking, Woking, Surrey, GU22 9LT

- **First Floor Maisonette**
- **Double Bedroom**
- **Private Garden**
- **Modern Kitchen**
- **Allocated Parking**
- **Walking Distance Of Local Amenities**
- **Courtyard Setting**
- **Security Gated**
- **Sole Agents**

A charming one bedroom first floor maisonette set within a period courtyard setting, within walking distance of local amenities, Woking Park and Leisure Centre. Approached via wrought iron security gates with the benefit of having a private garden and allocated parking. The accommodation comprises a spacious living room, a well appointed kitchen and bathroom and a good size double bedroom.

Internal viewings are highly recommended via the vendor's sole agents.

**Location** - Perfectly placed for commuting into London. Woking Station is within easy access, offering a fast and frequent service into Waterloo station in under 30 minutes. The M25 and M3 are both less than 15 minutes away by road, providing access to the South of England and beyond. Just 25 miles south of the capital, Woking is also only 30 miles from Gatwick and under 20 miles from Heathrow. Woking is surrounded by country parks, commons, heathland and long stretches of walks along the Basingstoke Canal and the Wey Navigation.

Council tax band C - EPC Rating D

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.





