



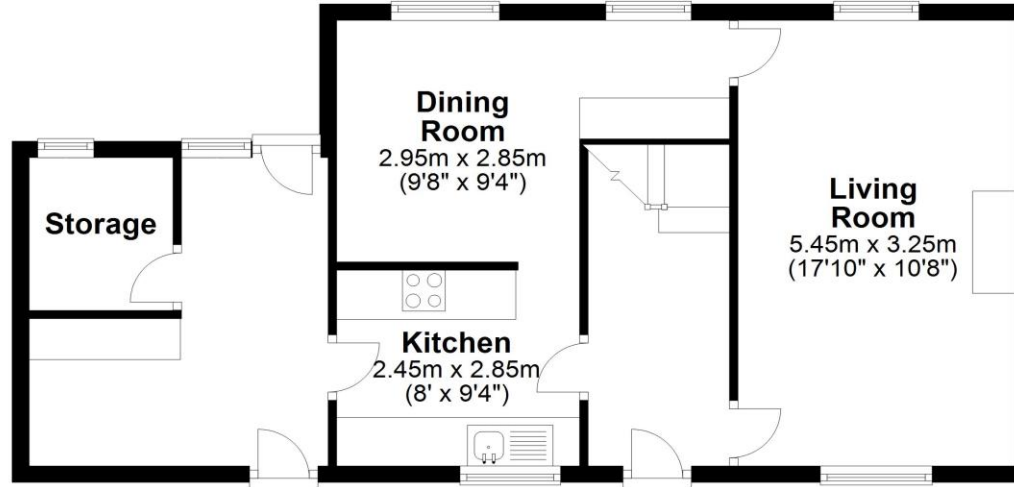
WOKING

£425,000

Available for the first time since 1953 and situated in a popular location, within walking distance of excellent schools and the leisure centre, is this three bedroom semi detached family home, offered to the market with NO ONWARD CHAIN.

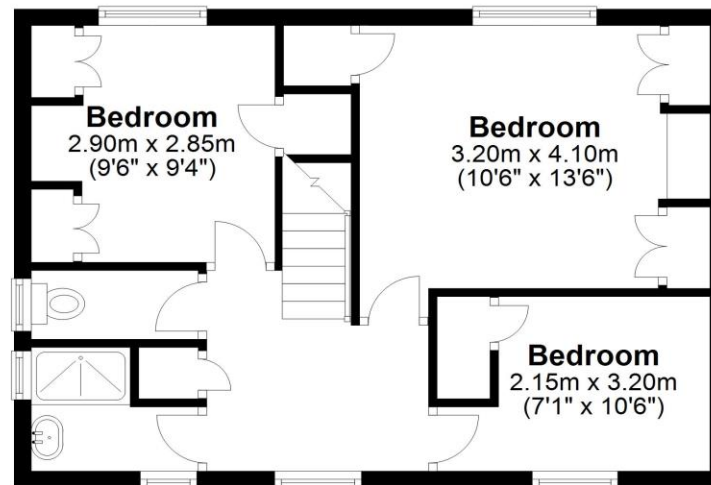
Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 100.3 sq. metres (1079.7 sq. feet)

Queen Elizabeth Way, Woking, Surrey, GU22 9AH

- **Three Bedrooms**
- **Two Reception Rooms**
- **Double Glazed Windows**
- **Close To Local Schools**
- **Scope To Improve**
- **NO ONWARD CHAIN**

Available for the first time since 1953 and situated in a popular location, within walking distance of excellent schools and the leisure centre, is this three bedroom semi detached family home, offered to the market with NO ONWARD CHAIN.

The property comprises on the ground floor of a spacious lounge, separate dining room and kitchen. The first floor consists of three good sized bedrooms and a wet room with separate WC. Externally and to the side is a lean-to housing two outbuildings with a door leading to the rear garden. The rear garden backs onto the cricket pitch and is mainly laid to lawn with mature borders.

Benefits include double glazed windows and scope for improvement, with Woking Mainline Station just over 1 mile away.

Woking town centre continues to be the subject of very considerable improvement resulting in a modern and busy cosmopolitan town that has an eclectic array of bars, cafes and restaurants. The town also has a wide variety of shops particularly in the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the south east as it runs a very fast and extremely frequent service into Waterloo (23 mins) and here you will also find a very efficient coach service to Heathrow airport.

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.



