



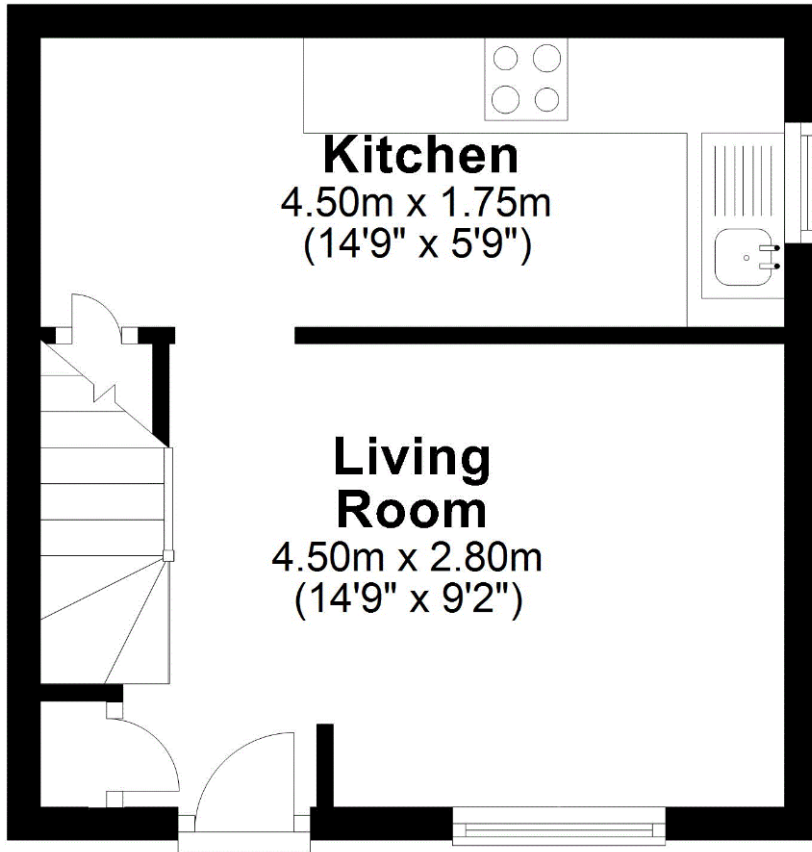
WOKING

£275,000

This exceptional starter home, rarely found on the market, occupies a favourable freehold position in a tranquil cul-de-sac, offering easy access to Woking town centre and its mainline station.

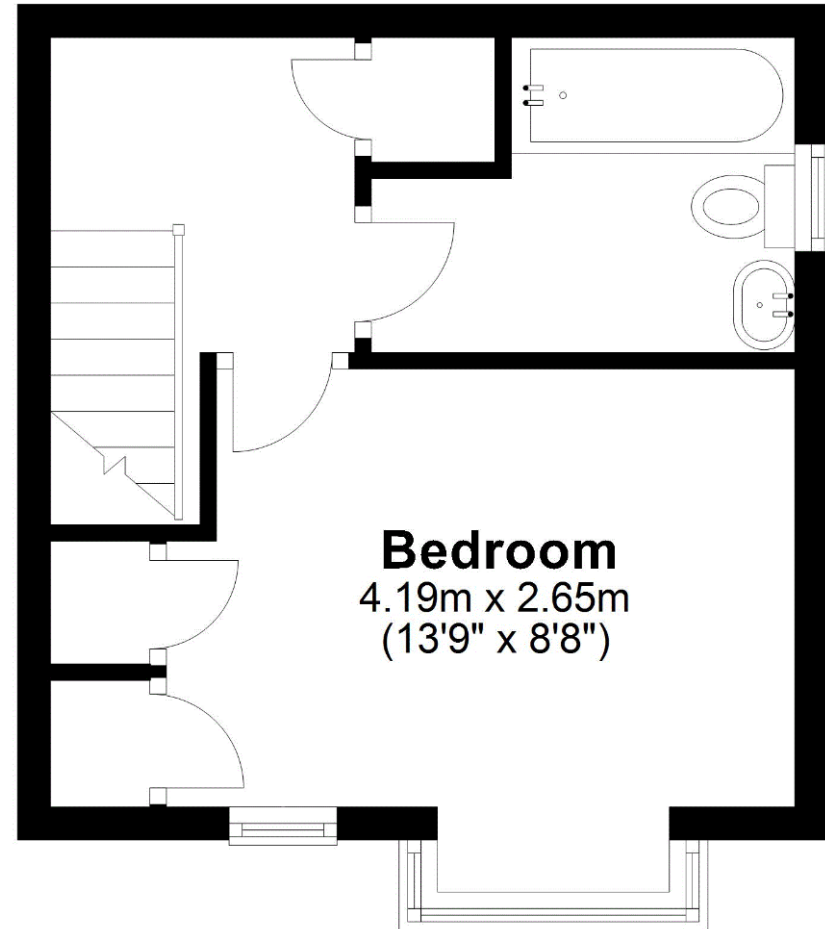
Ground Floor

Approx. 20.9 sq. metres (225.2 sq. feet)



First Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



Total area: approx. 43.2 sq. metres (464.6 sq. feet)

While 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 purposes only and should be used as such by any prospective purchaser. The services, systems

Martinsyde, East Hill, Woking, Surrey, GU22 8HT

- Rarely Available
- Cul-de-sac Location
- Communal Parking
- Freehold Starter Home
- One Bedroom
- Well Appointed Kitchen
- Well Appointed Bathroom
- Walking Distance Of Mainline Station
- NO ONWARD CHAIN

This exceptional starter home, rarely found on the market, occupies a favourable freehold position in a tranquil cul-de-sac, offering easy access to Woking town centre and its mainline station.

This home boasts a well-proportioned bedroom, a meticulously designed kitchen, cosy living room, and an elegantly furnished bathroom. Residents can also benefit from communal parking, while the property is being sold with the added advantage of NO ONWARD CHAIN, ensuring a hassle-free purchase process.

Woking town centre has undergone significant enhancements, transforming it into a vibrant and contemporary cosmopolitan hub. It boasts a diverse selection of bars, cafes, and restaurants, catering to various tastes. The Peacocks centre with a range of shops, houses the esteemed New Victoria theatre and a multi-screen cinema.

Woking takes pride in its exceptional commuter rail station, widely recognised as one of the finest in the south-east. With its swift and frequent service to London Waterloo (23 mins), it offers a convenient option for commuters. With access just 5 miles away (J10, M25/A3), the motorway network enables effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

For those who enjoy a delightful walk or cycle ride, the tranquil Basingstoke Canal whose walkways and towpaths gracefully wind their way through Woking, serve as a constant reminder of the nearby open spaces and serene countryside. Council Tax Band C - 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.

