



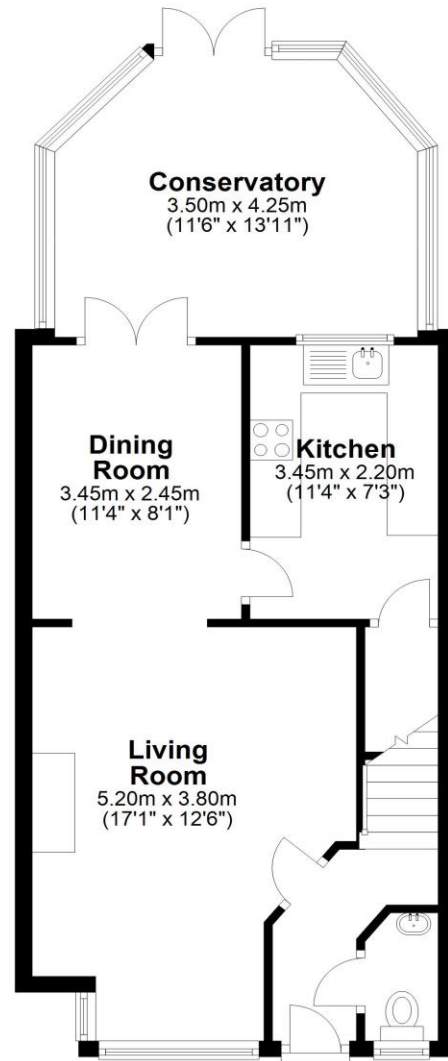
WOKING

£470,000

Nestled within a highly desirable cul-de-sac, an exceptional opportunity arises with this inviting three bedroom semi-detached home, thoughtfully brought to market with the added advantage of NO ONWARD CHAIN.

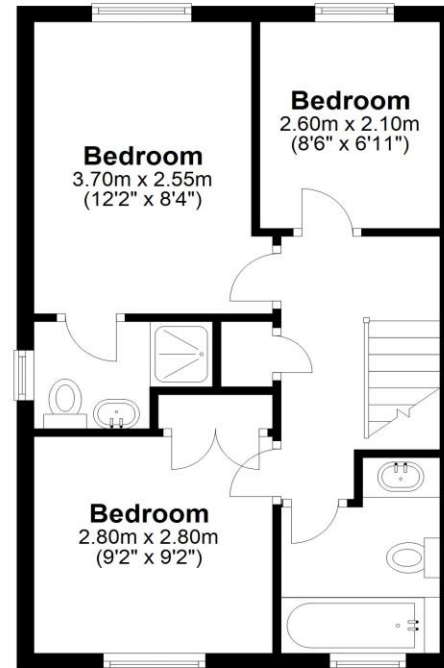
Ground Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 93.2 sq. metres (1002.7 sq. feet)

Holmes Close, Woking, Surrey, GU22

- **Three Bedroom Semi Detached Home**
- **Well Appointed Kitchen**
- **Two Separate Reception Rooms**
- **Double Glazed Conservatory**
- **Bathroom**
- **Off Street Parking**
- **Garage In A Block**

Nestled within a highly desirable cul-de-sac, an exceptional opportunity arises with this inviting three bedroom semi-detached home, thoughtfully brought to market with the added advantage of NO ONWARD CHAIN. The residence exudes a sense of belonging, offering an array of well-proportioned spaces that cater to comfortable living. A well-appointed fitted kitchen, living room and separate dining room provide distinct spaces for relaxation and formal gatherings. A UPVC double glazed conservatory bathes the interior in natural light, offering a serene retreat. A convenient downstairs cloakroom adds to the practicality of the layout.

Upstairs there are three bedrooms, with the principal bedroom enjoying the privilege of an en-suite shower room, exemplifying the property's commitment to contemporary living. Beyond the threshold, a secluded rear garden beckons, a canvas for outdoor leisure and personal retreat. To the front, off-street parking is complemented by the inclusion of a garage in a nearby block.

Woking is a modern and contemporary town that has been the subject of very significant improvement in recent years. 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.

Service Charge £420PA (Private Road) - 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.



