

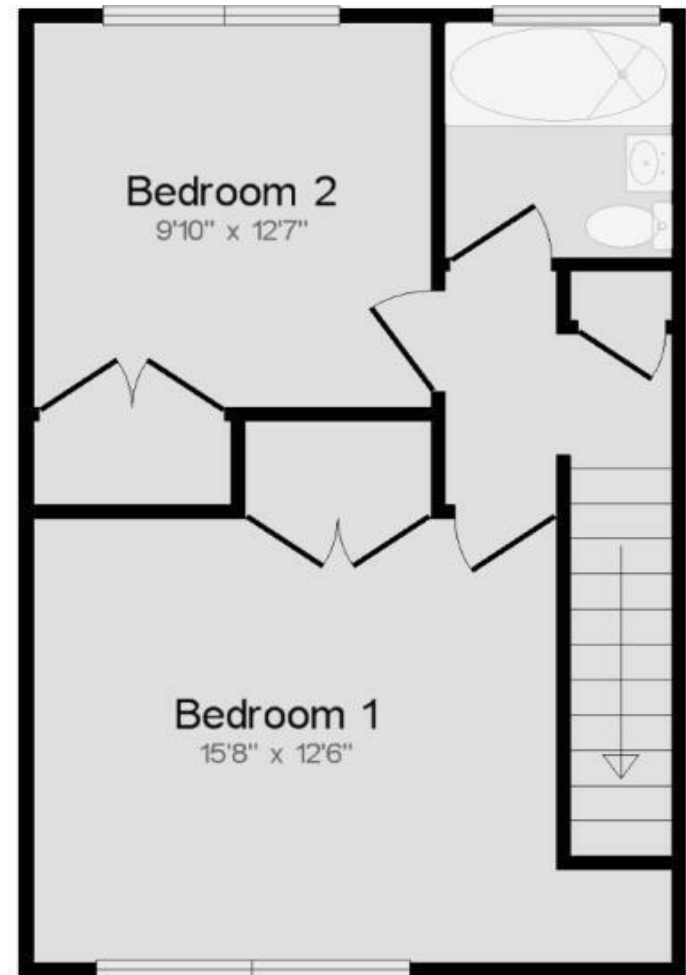
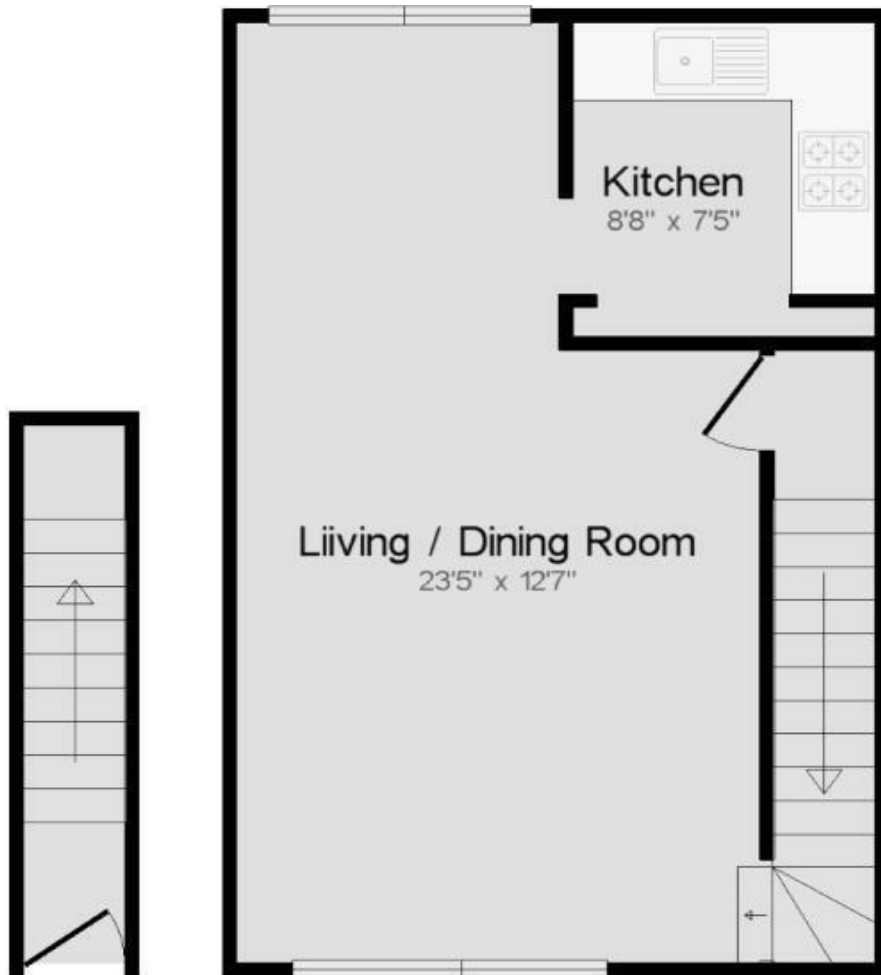


WOKING

£295,000

**Welcome to the market, this
charming first-floor split
level maisonette, presented
with NO ONWARD CHAIN.**





Ground Floor 1st Floor

2nd Floor

Total approx floor area: 748.9 ft² (69.6 m²)
 Ground Floor: 32.4 ft² (3.0 m²)
 1st Floor: 356.9 ft² (33.2 m²)
 2nd Floor: 359.6 ft² (33.4 m²)

Moorholme, Guildford Road, Woking, Surrey, GU22

- **First Floor Split Level Maisonette**
- **Two Double Bedrooms**
- **Double Aspect Reception Room**
- **Well Appointed Kitchen**
- **Double Glazed Windows**
- **Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

Welcome to the market, this charming first-floor split level maisonette, presented with NO ONWARD CHAIN. This delightful property features a bright and spacious double-aspect reception room and a well-appointed kitchen. The maisonette boasts two generously sized double bedrooms, and a contemporary bathroom completes the accommodation.

Benefits of this maisonette include double-glazed windows, ensuring energy efficiency and noise reduction, and a long lease providing peace of mind for future ownership. The location is superb, being within walking distance of the beautiful Woking Park, the mainline station for effortless commuting, and the vibrant town centre with its array of shops, restaurants, and amenities. This property represents an excellent opportunity for buyers seeking a convenient and comfortable home in a sought-after area.

Location - Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.

Council Tax Band C - EPC Rating C - Tenure: Leasehold

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.

Council Tax Band C - EPC Rating C - Tenure: Leasehold 938 years (2024) – Service Charge £724 PA



