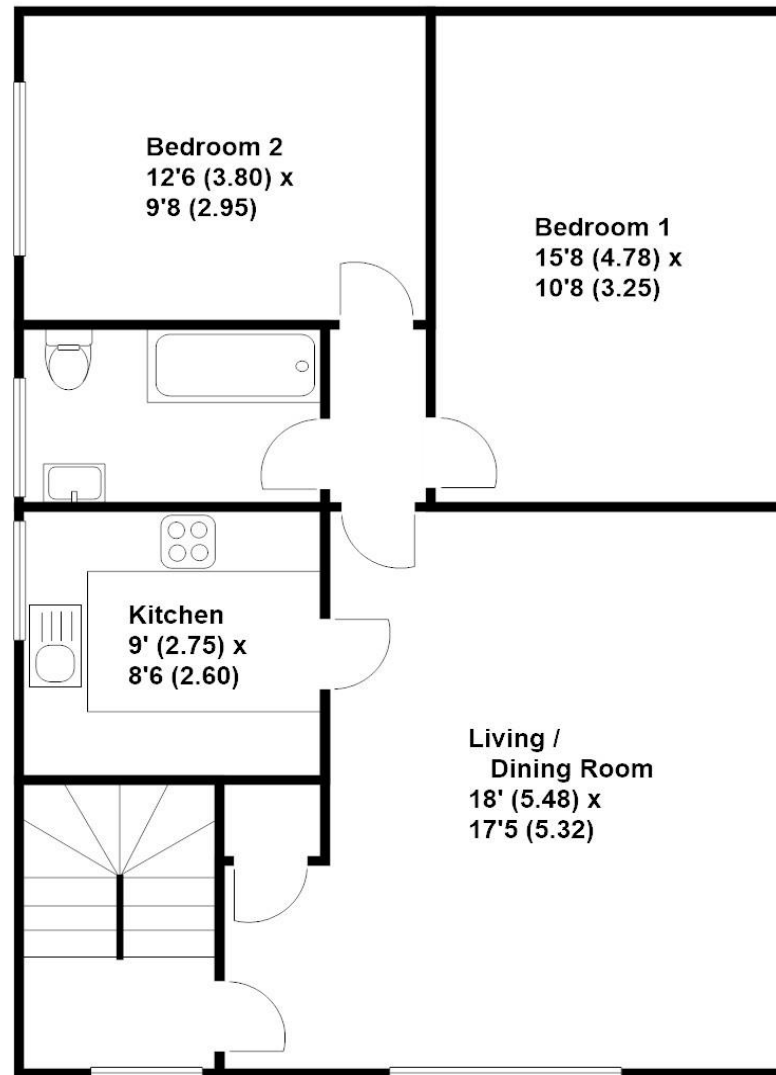




WOKING
£300,000

**Welcome to the market this
larger than average, two double
bedroom first-floor maisonette,
being offered with NO
ONWARD CHAIN.**

Kingfield Road, Woking
Approximate gross internal floor area 765 sq/ft - 71.1 m/sq



First Floor

These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested
by Foundations, and no guarantee is given to their operational ability or efficiency.
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Kingfield Drive, Woking, Surrey, GU22

- **First Floor Maisonette**
- **Two Double Bedrooms**
- **Spacious Double Aspect Reception Room**
- **Private Garden**
- **Allocated Parking**
- **137 Year Lease**
- **Walking Distance Of Mainline Station**

Welcome to the market this larger than average, two double bedroom first-floor maisonette, being offered with NO ONWARD CHAIN. This property features a spacious dual aspect reception room, ideal for both relaxation and entertaining. The generously sized bedrooms provide ample space for comfortable living. The property comes with a 137-year lease, offering long-term peace of mind.

Outside, you will find a private garden perfect for outdoor enjoyment, as well as allocated parking for convenience. Located within walking distance of Woking Park, the mainline station, and the town centre, this maisonette offers an excellent blend of tranquillity and accessibility. This property is a fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy the vibrant community and amenities that Woking has to offer.

Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre offers a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the southeast. Additionally, travellers benefit from a highly efficient coach service to Heathrow Airport, and 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).

Council Tax Band C - EPC Rating C - Tenure: Leasehold - 137 Years Remaining (2024)

Ground Rent: £50 PA

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.



