



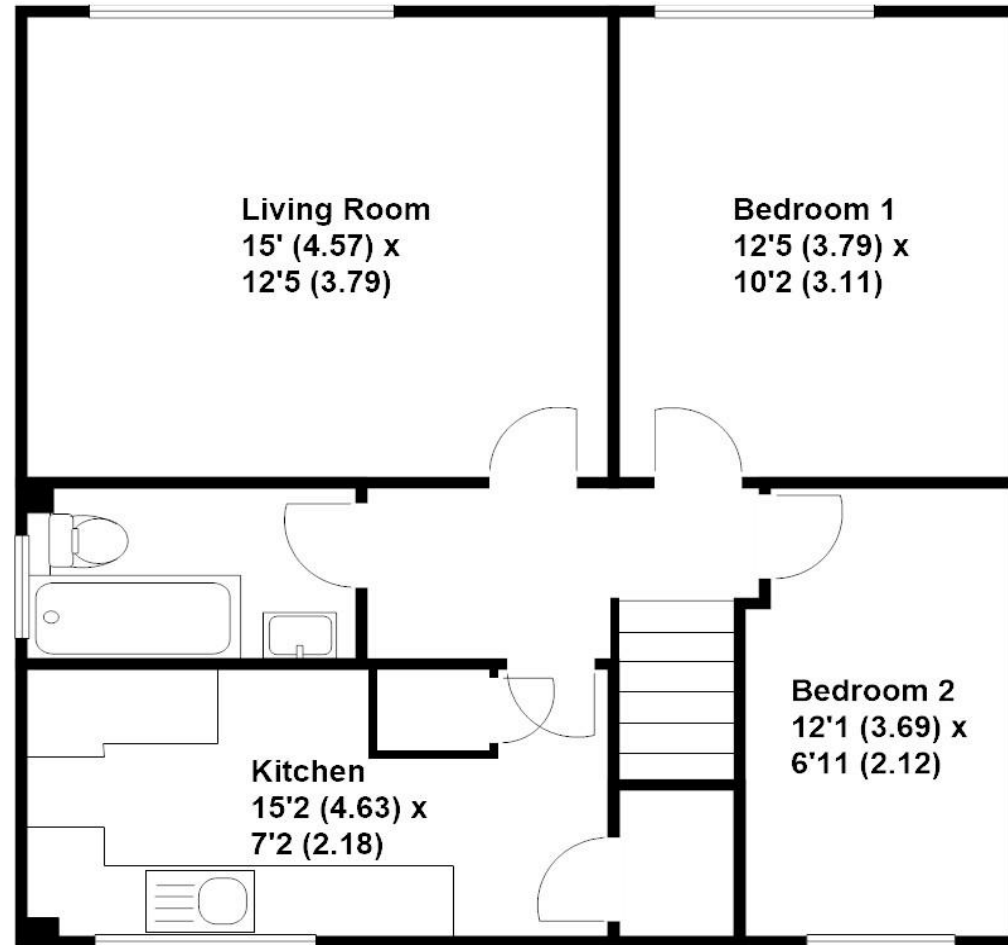
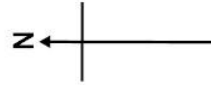
ST JOHNS

£265,000

**Offered to the market with NO
ONWARD CHAIN, this well-
presented two-bedroom first-floor
maisonette provides comfortable and
practical accommodation, ideal for
first-time buyers, downsizers or
investors alike.**

Sutton Avenue, Woking

Approximate gross internal floor area 636 sq/ft - 59 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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Sutton Avenue, St Johns, Woking, Surrey, GU21

- Offered to the market with **NO ONWARD CHAIN**
- Well-presented two bedroom first-floor maisonette
- Private front garden
- Spacious living room
- Well-maintained kitchen and bathroom
- Walking distance to local shops & amenities

Offered to the market with NO ONWARD CHAIN, this well-presented two-bedroom first-floor maisonette provides comfortable and practical accommodation, ideal for first-time buyers, downsizers or investors alike. The property benefits from its own private front garden, offering a pleasant outdoor space.

Internally, the accommodation is arranged to maximise space and light, featuring a spacious living room alongside a well-maintained kitchen and bathroom. Both bedrooms are of good proportion, complemented by excellent storage throughout. The property further benefits from double glazing and gas central heating, ensuring year-round comfort.

Conveniently located within walking distance of local shops and amenities, the property combines everyday practicality with an attractive residential setting. With the added advantage of a long lease, this maisonette represents a superb opportunity for those seeking a low-maintenance home in a well-connected location.

Nestled near Woking Town Centre, the charming village of St. John's embraces residents and visitors with its cosy atmosphere, featuring a village green, local shops, and the serene Basingstoke canal. Just a short drive away, Woking Town Centre offers a bustling cosmopolitan experience, boasting a diverse array of bars, cafes, restaurants, and shops, enhanced by the Peacocks Centre housing the New Victoria Theatre, a multi-screen cinema, and additional shopping options. Commuting is a breeze with Woking's exceptional rail station, offering fast and frequent service to London Waterloo in approximately 23 minutes, complemented by the nearby Brookwood mainline station for easy access to London Waterloo in around 30 minutes.

Council Tax Band C - EPC Rating C - Tenure: Leasehold - Lease Length: TBC
Ground Rent: £10 PA - Service Charge: £350 PA

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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.



