



ST JOHNS

£575,000

Rarely available, this detached three-bedroom residence is offered to the market with NO ONWARD CHAIN, presenting an excellent opportunity for buyers seeking a well-positioned family home.

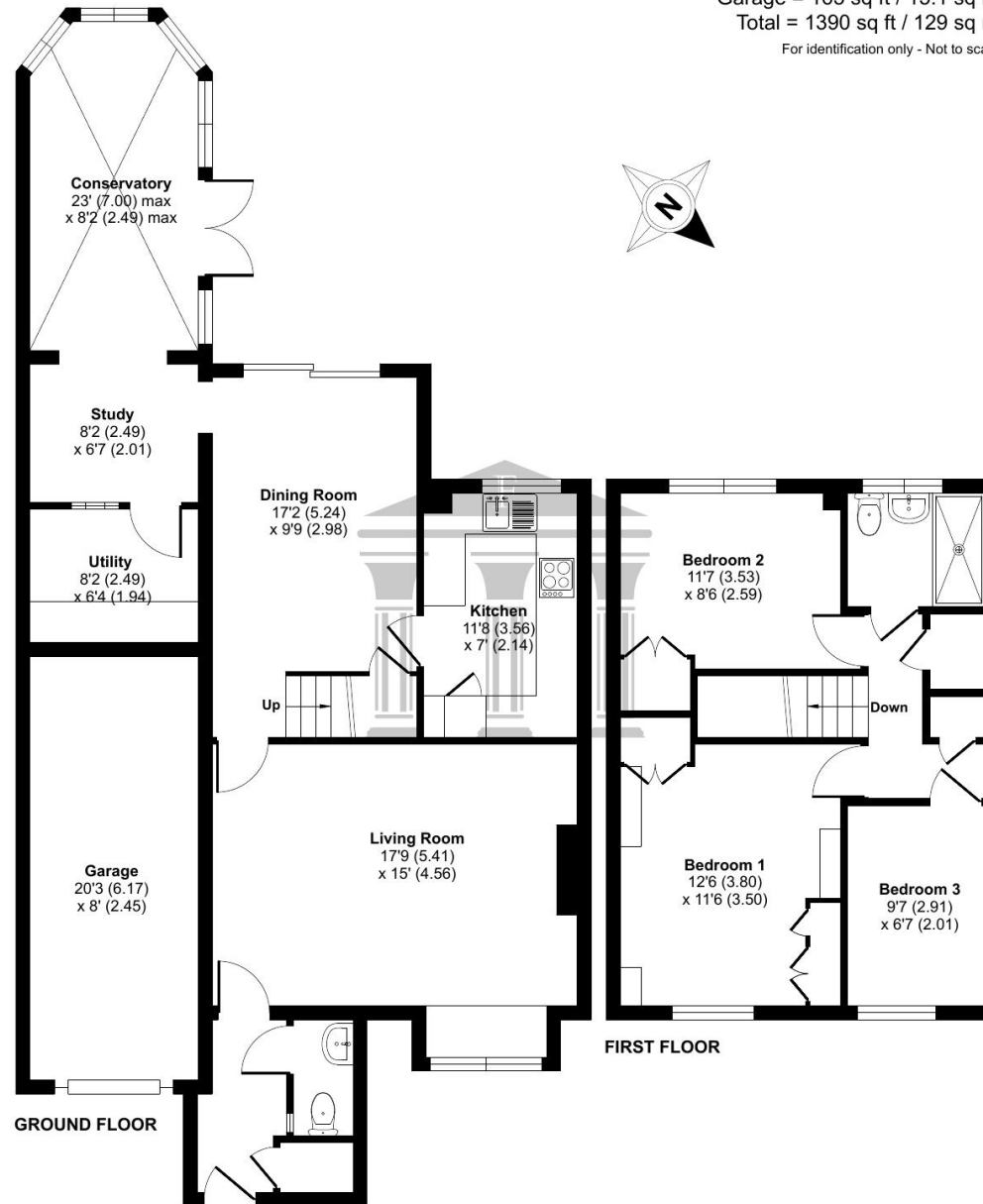
Greenham Walk, St Johns, Woking, GU21

Approximate Area = 1227 sq ft / 113.9 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1390 sq ft / 129 sq m

For identification only - Not to scale



Greenham Walk, St Johns, Woking, Surrey, GU21

- **Detached Three Bedroom Residence**
- **Peaceful Cul-de-sac Location**
- **Four Reception Rooms**
- **Utility Room & Downstairs Cloakroom**
- **Driveway Parking & Attached Garage**
- **Private, Mature Rear Garden**
- **NO ONWARD CHAIN**

Rarely available, this detached three-bedroom residence is offered to the market with NO ONWARD CHAIN, presenting an excellent opportunity for buyers seeking a well-positioned family home. Nestled within a peaceful cul-de-sac, the property enjoys a highly convenient location within walking distance of Woking Town Centre, its mainline station with fast trains into London, as well as St John's Village, Lye, and the picturesque Basingstoke Canal.

The ground floor accommodation is both spacious and versatile, offering four separate reception rooms. These include a welcoming living room, a formal dining room, a study ideal for home working, and a bright conservatory that opens to the garden. A utility room and downstairs cloakroom further enhance the practicality of the layout, ensuring the home is well-suited to modern family living.

Upstairs, three generously sized bedrooms provide comfortable accommodation, complemented by a family bathroom. The property offers scope for personalisation, allowing buyers to create a home tailored to their own tastes and requirements.

Externally, the property benefits from a large driveway providing parking for multiple vehicles, leading to an attached garage. To the rear, a mature and secluded garden offers an excellent degree of privacy, perfect for outdoor relaxation and entertaining. Internal viewings are highly recommended to fully appreciate all that this home has to offer.

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 E - EPC Rating E - Tenure: Freehold

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.



