



WOKING

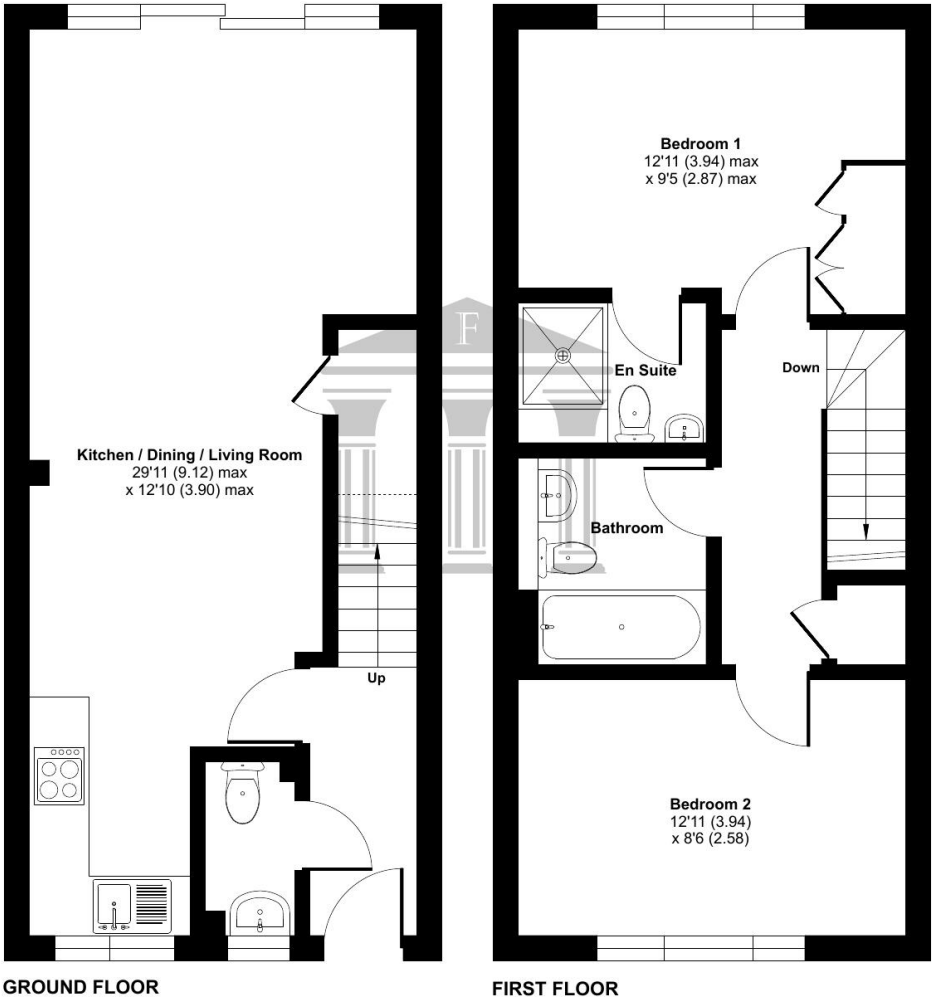
£400,000

Rarely available, this beautifully presented two-bedroom terraced home is offered to the market with NO ONWARD CHAIN, providing an excellent opportunity for first-time buyers, downsizers, or investors alike.

Palace Way, Woking, GU22

Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



Palace Way, Old Woking, Woking, Surrey, GU22

- Two bedroom terraced house
- Open-plan living/dining area with modern fitted kitchen
- Two double bedrooms with fitted wardrobes
- Modern bathroom
- Downstairs cloakroom
- Allocated Parking
- Located in a peaceful, development close to amenities
- NO ONWARD CHAIN

Rarely available, this beautifully presented two-bedroom terraced home is offered to the market with **NO ONWARD CHAIN**, providing an excellent opportunity for first-time buyers, downsizers, or investors alike. Positioned within a peaceful and highly sought-after modern development, the property combines contemporary design with everyday practicality.

The ground floor features an impressive open-plan layout, creating a bright and welcoming space ideal for both relaxing and entertaining. A beautifully appointed kitchen is seamlessly integrated with the spacious living and dining area, while a convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the first-floor landing leads to two generously proportioned double bedrooms, each benefitting from fitted wardrobes that maximise storage. A well-appointed family bathroom serves the bedrooms, continuing the home's modern and stylish finish throughout.

Externally, the property enjoys allocated parking and the advantages of double-glazed windows, enhancing comfort and energy efficiency. Situated in a desirable and tranquil setting with easy access to local amenities and transport links, this delightful home offers a superb blend of comfort, convenience, and contemporary living.

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 stands offer 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 South East. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band D - EPC Rating C - Tenure: Freehold

Service Charge for communal cleaning & landscape maintenance: Approx £53.49 PA



