



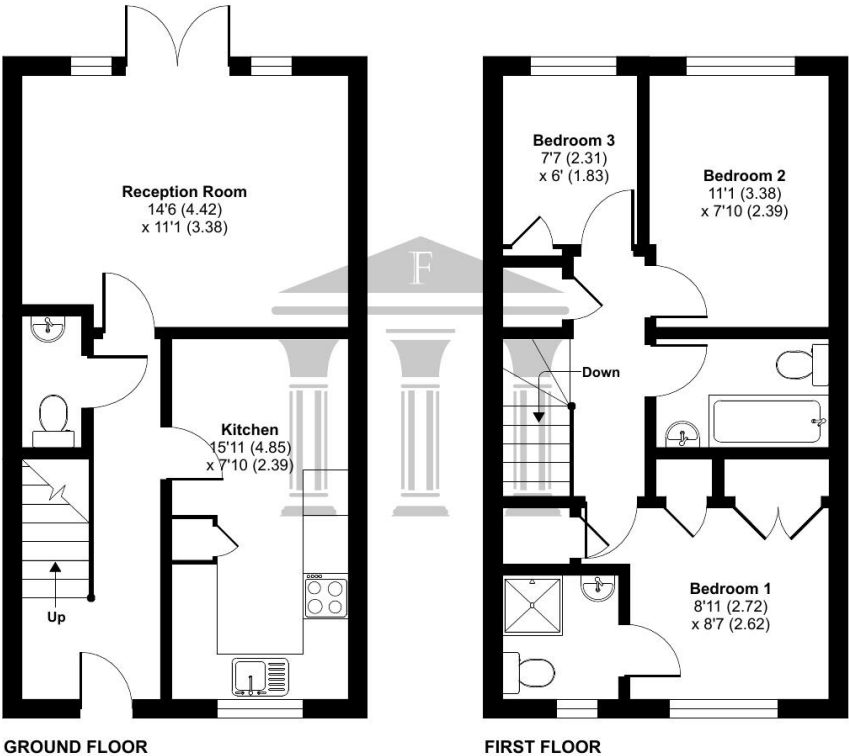
WOKING
OIRO £500,000

Immaculately presented and maintained to showroom standards, this exceptional three-bedroom, two-bathroom executive residence offers contemporary living in a prime and convenient location.

Elmbridge Court, Elmbridge Lane, Woking, GU22

Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



Elmbridge Court, 18 Elmbridge Lane, Kingfield, Woking, Surrey, GU22

- **Immaculate three-bedroom, two-bathroom home**
- **Walking distance to Woking Park, Town Centre, & mainline station**
- **Modern kitchen/breakfast room**
- **Spacious living room with garden access**
- **Principal bedroom with en-suite and fitted wardrobes**
- **Secluded rear garden**
- **Allocated parking space**
- **NHBC Guarantee**

Immaculately presented and maintained to showroom standards, this exceptional three-bedroom, two-bathroom executive residence offers contemporary living in a prime and convenient location. Situated within walking distance of Woking Park, the Leisure Centre, Woking Town Centre, and its highly regarded mainline station providing fast and frequent services into London, the property combines modern style with everyday practicality. An NHBC Guarantee provides additional peace of mind for prospective buyers.

The well-designed accommodation begins with a welcoming entrance hall leading to a beautifully appointed kitchen/breakfast room. To the rear, a spacious living room offers a comfortable and versatile setting for relaxation and entertaining, with double doors opening onto the private garden. A conveniently placed downstairs cloakroom completes the ground floor layout.

Upstairs, the first-floor landing gives access to three bedrooms, including a superb principal suite featuring fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a stylish family bathroom finished to a high specification, creating a sense of quality and comfort throughout the home.

Externally, the property benefits from a secluded rear garden providing an ideal space for outdoor dining or quiet enjoyment. The residence also includes one allocated parking space. Immaculate in presentation and perfectly positioned for both town and commuter access, this outstanding home must be viewed to be fully appreciated.

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 A - Tenure: Freehold - Service fee for carpark & gardens: Approx £650 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.



