



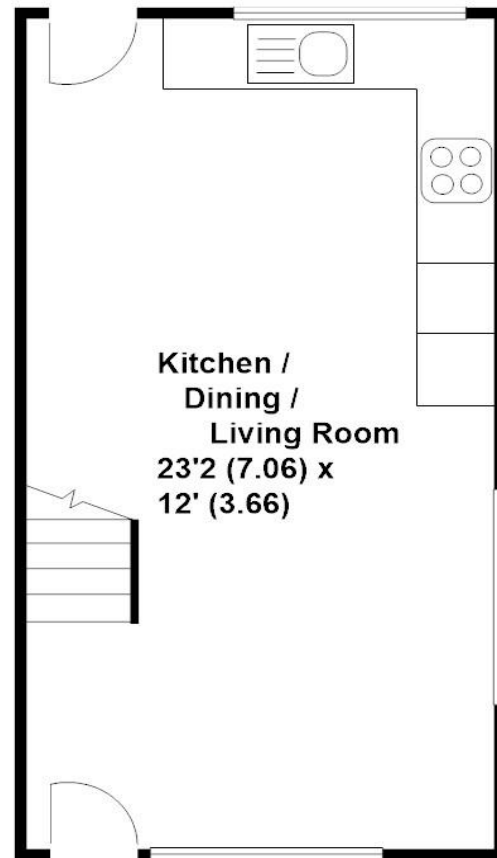
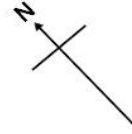
WOKING

£275,000

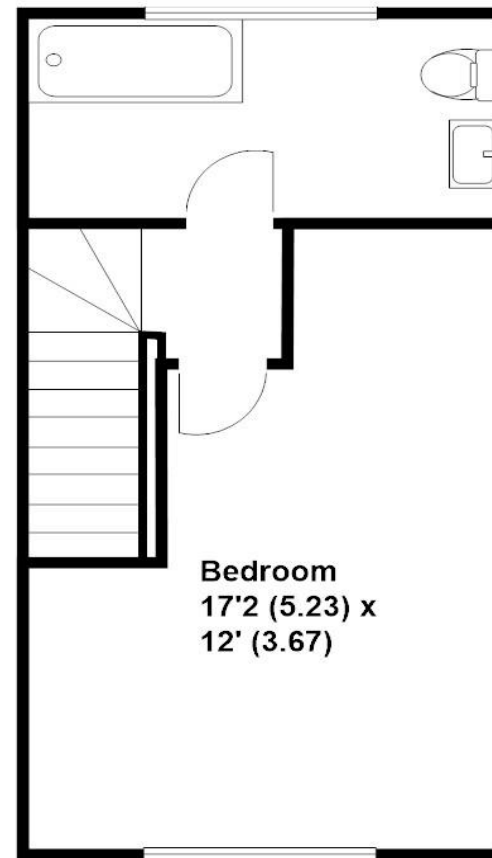
**Offered with NO ONWARD CHAIN,
this well-presented one-bedroom
freehold residence provides an
excellent opportunity for first-time
buyers, downsizers or investors alike.**

Bentham Avenue, Woking

Approximate gross internal floor area 556 sq/ft - 51.7 m/sq



Ground Floor



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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Bentham Avenue, Sheerwater, Woking, Surrey, GU21

- Offered With NO ONWARD CHAIN
- One Bedroom End Of Terrace Freehold Residence
- Modern Fitted Kitchen & Contemporary Bathroom
- Gas Central Heating & Double Glazing
- Private Front & Rear Gardens
- Off Road Parking
- Within Easy Reach Of Woking Town Centre & Mainline Station

Offered with NO ONWARD CHAIN, this well-presented one-bedroom freehold residence provides an excellent opportunity for first-time buyers, downsizers or investors alike. The property combines modern comforts with the benefit of private outdoor space and parking, all within a practical and low-maintenance setting.

The accommodation features a modern fitted kitchen, thoughtfully designed to maximise storage and workspace, along with a contemporary bathroom finished to a good standard. The living space enjoys a bright, welcoming feel, making it ideal for everyday living and entertaining.

The bedroom is comfortably sized, complemented by gas central heating and double glazing, ensuring warmth and energy efficiency year-round. The overall layout offers a functional and easy-to-maintain home with freehold ownership.

Externally, the property enjoys both private front and rear gardens, providing valuable outdoor space. A drive to the rear offers off-street parking for one vehicles, complete with gated access directly into the rear garden, adding both convenience and security.

Woking Town Centre is within easy reach, 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 C
EPC Rating TBC
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.



