

FOR SALE



The Triangle, Woking

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £450,000



Offered to the market with NO ONWARD CHAIN is this charming three bedroom semi-detached house. Situated in a sought after neighborhood, this family home is ideally located within easy reach to the town center, mainline station, and well-regarded local schools.

- No Chain
- Three Bedrooms
- Semi Detached
- Freehold
- Private Garden & Balcony
- On Street Parking
- Close To The Town Centre

Downstairs, you'll find a living room, dining room, kitchen, and wet room, providing ample space for everyday living. Upstairs, three bedrooms await, each offering comfort and natural light. Outside, a rear garden offers an array of shrubs, an artificial grass lawn providing low-maintenance greenery, and a storage shed.

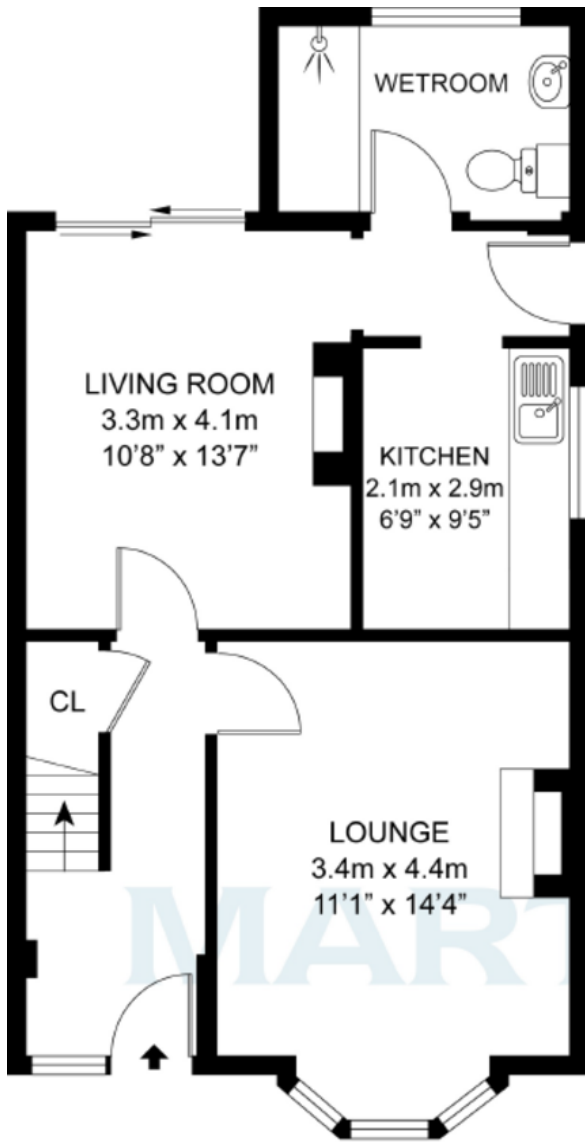
Woking, a town located in Surrey, is characterized by its excellent transport links, notably its mainline railway station connecting residents to London Waterloo and beyond. Woking also benefits from its proximity to local motorways, including the M25 and A3, facilitating convenient travel by road. Woking also offers well-regarded schools and community facilities.

This conveniently located property presents an exciting opportunity for customization and investment. Viewings available.

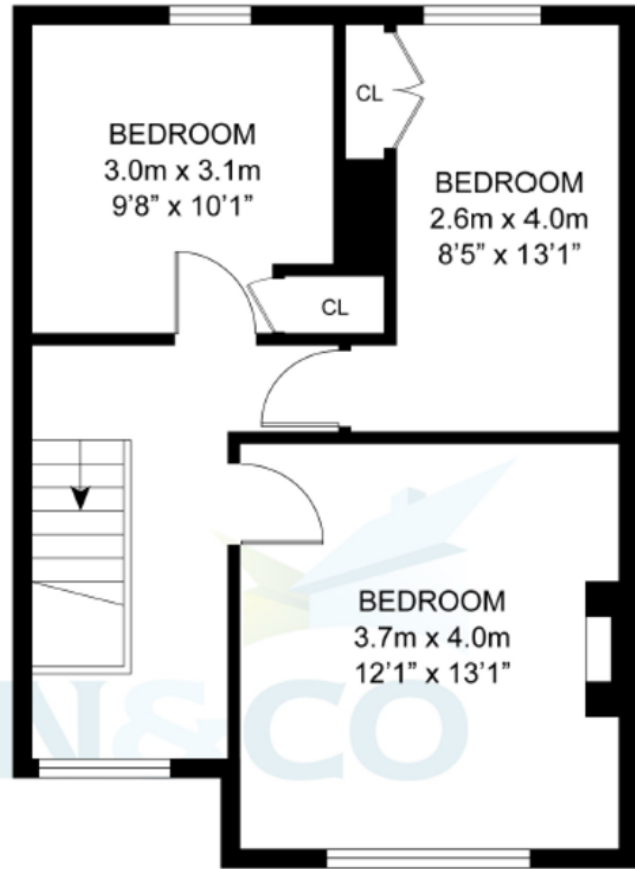
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

The graph shows this property's current and potential energy rating.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 543.6 sq ft, 50.5 m²
 FIRST FLOOR: 458.5 sq ft, 42.6 m²
 TOTAL: 1002.1 sq ft, 93.1m²

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Whilst every attempt has been made to ensure accuracy, all measurements are approximate

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

