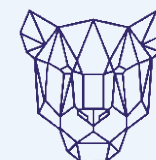




GUIDE PRICE: Offers over £450,000

Holly Cottage,
St John Lye, Woking



**PANTERA
PROPERTY**

Spacious three-bedroom detached property.

This spacious three-bedroom detached property offers excellent potential, featuring single-glazed wooden windows to the front elevation, off-street parking, and a generous rear garden. The ground floor comprises a comfortable reception room with carpeted flooring and partly plastered and painted walls, with evidence of a prior ceiling leak. The kitchen is well-equipped with tiled flooring, partly tiled and painted walls, a skylight window, and fitted units including an oven, hob, and extractor fan. A separate utility room provides additional storage with tiled flooring and fitted units, while the conservatory, featuring tiled flooring, plastered walls, and French doors, opens onto the rear garden. Upstairs, the property benefits from a carpeted landing leading to three well-proportioned bedrooms, each with carpeted flooring, painted walls, and windows. The house bathroom includes tiled flooring, partly painted and tiled walls, a wash hand basin, WC, walk-in shower, and a window, completing this versatile home.

Holly Cottage, situated on St. Johns Lye, Woking, is located in a predominantly residential area characterised by traditional detached and semi-detached properties. The immediate surroundings offer a quiet, village-like atmosphere, further enhanced by its proximity to St. Johns Lye, a large public green space that provides recreational opportunities.

- Freehold

Location: Prime position in Woking
- Sold with Vacant possession.

Usage: Residential
- Close to public transport and local amenities

Visibility & Access: Close to public transport and local amenities



Additional Information

Local Authority
Woking Council

Council Tax
Band = E

Tenure
Freehold

Size
982 sq ft



Additional Information

This two-story house includes three bedrooms, a kitchen, utility room and a bathroom, WC and living room, along with off-street parking, and a generous rear garden, all within 982 sq. ft.



Viewing

Viewing highly recommended,
please contact George at Pantera
Property to arrange at
0330 118 6610.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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