



59 East Hill, Woking, GU22 8DQ

Guide Price £650,000

- Larger than average corner plot
- detached garage and carport
- NO ONWARD CHAIN
- three bedroom semi-detached house
- Central location with easy access to Woking



# 59 East Hill, Woking GU22 8DQ

Uniquely appointed, three bedroom semi-detached family home situated in a convenient location, nestled between Pyrford and Woking town.

This larger than average corner plot property also boasts a large rear garden with gates accessed from link way.

Currently tenanted at £1400pcm with option of keeping tenants in situ.



Council Tax Band: E



## INTRODUCTION

Situated one mile from Woking station and town centre, this lovely family home has fantastic potential to extend STPP with a larger than average rear garden benefitting from being a corner plot and access off Link Way.

## FRONT GARDEN

Secluded front garden surrounded by established trees and bushes with a footpath leading to the UPVC white front door and a further side gate.

## ENTRANCE HALL

Carpeted hallway with stairs leading to the first floor and doors leading to the lounge and separate dining room.

## DINING ROOM

Situated at the front of the property, this large dining room offers ample space for a dining table and chairs. Central ceiling light, radiator, double glazed window and door leading to the kitchen.

## KITCHEN

Eye and base level wood louvre cupboards, formica worktop, stainless steel sink with double drainer situated below a double glazed window. Gas cooker and 4 burner hob, space for washing machine and fridge freezer. Strip light, laminate flooring and door leading to covered courtyard and garden.

## LOUNGE

Large lounge with front aspect double glazed window, carpet, ceiling light on dimmer switch, thermostat and single glazed door leading to the conservatory/lean to.

## CONSERVATORY/LEAN TO

Laminate floor, sockets, large windows and door overlooking the well established garden.

## STAIRS AND LANDING

Carpeted staircase leading to the first floor landing with a double glazed window overlooking the garden, loft access and doors leading to the bedrooms and bathroom.

## MASTER BEDROOM

Situated at the front of the property this large master bedroom benefits from a large built in wardrobe with sliding doors and a further cupboard. Double glazed window, carpet, radiator and ceiling light.

## BEDROOM TWO

Similar size to the master, this double bedroom offers a built in wardrobe and further cupboard, double glazed window, carpet, radiator and central ceiling light.

## BEDROOM THREE

Single bedroom situated at the rear of the property with central ceiling light, carpet and double glazed window.

## BATHROOM

Family bathroom comprising of a white bath with wood panels, shower over bath, bi-fold shower screen, low level toilet and hand basin on a pedestal. Floor to ceiling tiles, down lights, double glazed window with obscured glass, vinyl floor and radiator.

## GARDEN

Corner plot, offering a private and secluded garden with established trees and bushes. Patio area, double gates leading to a garage with up and over door and further carport.

## COURTYARD

Accessed via the kitchen and front gate, this covered courtyard is a great outdoor living area all year round benefitting from Perspex roof, outside lights and door to large shed.

## SHED

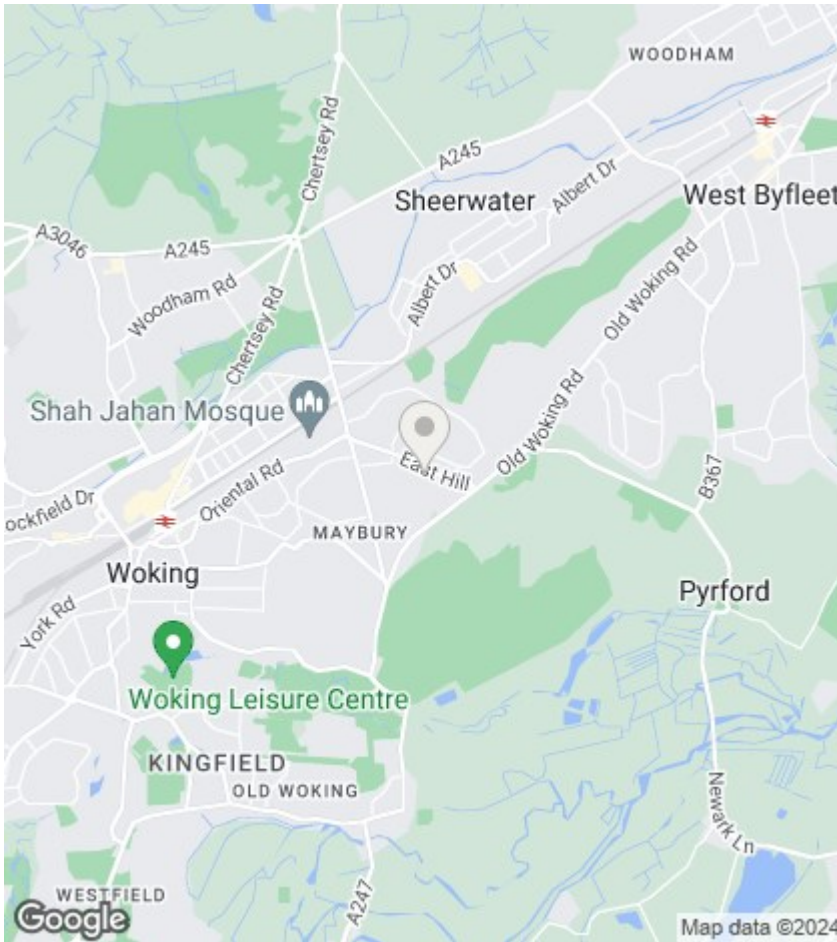
Larger than average shed suitable for storage/work shop area with light.











## Directions

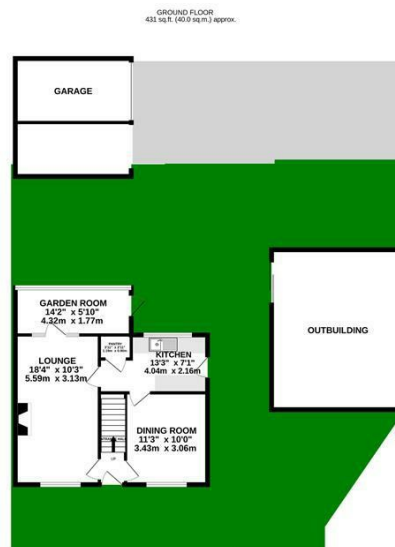
## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">84</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">66</div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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