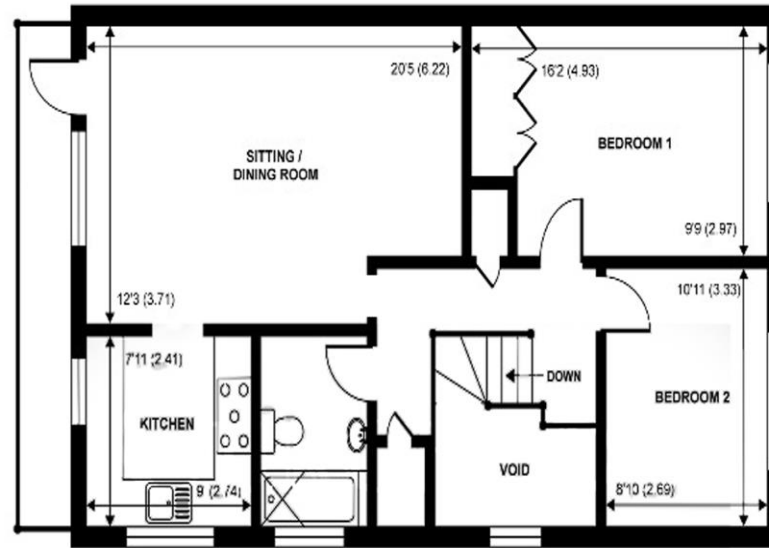




## ST JOHNS

**£350,000**

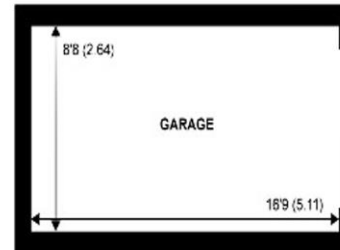
**This charming first-floor maisonette offers an ideal blend of village charm and urban convenience, perfectly situated within walking distance of St. John's Village and Woking Town. NO ONWARD CHAIN.**



FIRST FLOOR



GROUND FLOOR



Gross Internal Floor Area : 88 m2 ... 949 ft2 (including garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

## Dale View, St Johns, Woking, Surrey, GU21

- **First Floor Maisonette**
- **Two Double Bedrooms**
- **Modern Fitted Kitchen**
- **Spacious Living/Dining Room**
- **Modern Bathroom**
- **Large Loft Space**
- **Private Garden**
- **Village Location**
- **Gas Central Heating**
- **NO ONWARD CHAIN**

Offered to the market with NO ONWARD CHAIN is this charming first-floor maisonette offering an ideal blend of village charm and urban convenience. Perfectly situated within walking distance of St. John's Village and Woking Town Centre, with its mainline station providing swift connections to London. The well-presented accommodation features a spacious living/dining room with parquet flooring, a modern fitted kitchen, and two generously sized double bedrooms. A contemporary bathroom adds to the comfort and style of the home, making it ready for immediate enjoyment. Outside, the property boasts a private garden, providing a tranquil space for outdoor relaxation and the balcony is perfect for soaking up the sun. The large loft space, double glazing, and gas central heating ensure practicality and energy efficiency. Additionally, a garage located in a nearby block offers convenient parking or extra storage.

Nestled near Woking Town Centre, the charming village of St. John's embraces residents and visitors with its cosy atmosphere, featuring a village green, local shops, and the serene Basingstoke canal. Just a short drive away, Woking Town Centre offers a bustling cosmopolitan experience, boasting a diverse array of bars, cafes, restaurants, and shops, enhanced by the Peacocks Centre housing the New Victoria Theatre, a multi-screen cinema, and additional shopping options. Commuting is a breeze with Woking's exceptional rail station, offering fast and frequent service to London Waterloo in approximately 23 minutes, complemented by the nearby Brookwood mainline station for easy access to London Waterloo in around 30 minutes.

Council Tax Band C - EPC Rating E

Tenure: Leasehold – 939 Years Remaining (2024)

Ground Rent: £10 PA - No Service Charge

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.



