



WOKING

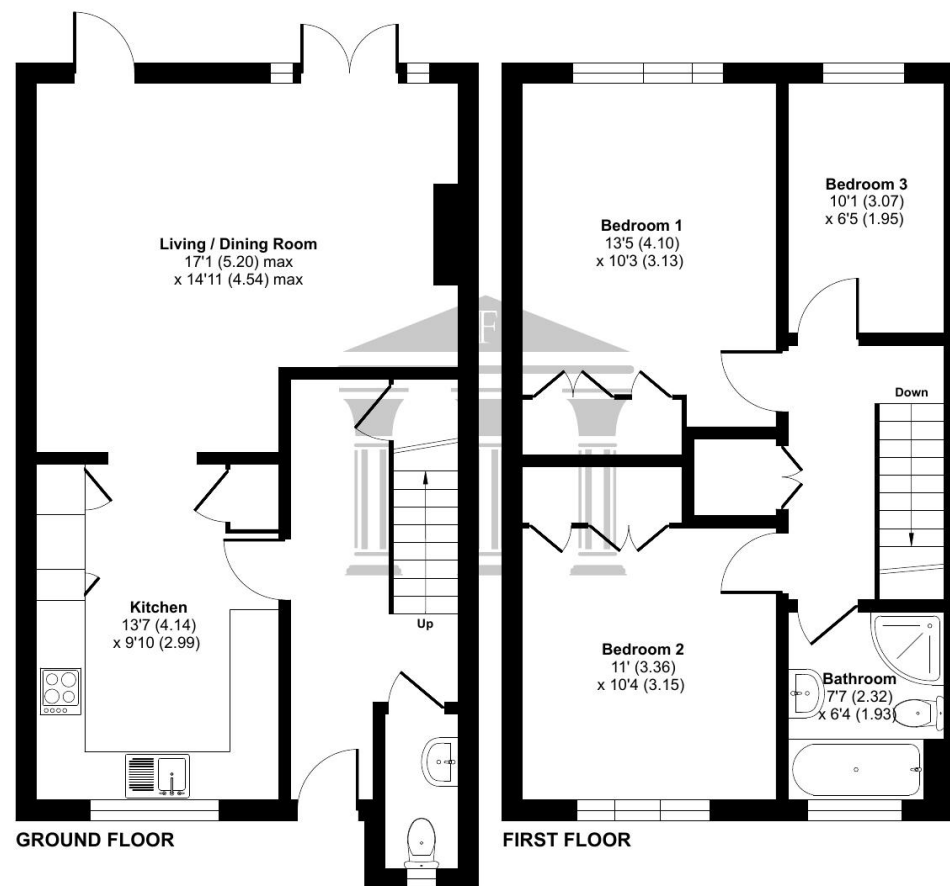
£475,000

Nestled in the highly sought-after Mount Hermon conservation area, this three-bedroom Neo-Georgian residence offers a rare opportunity to acquire a home of both charm and convenience.

Belgrave Manor, Woking, GU22

Approximate Area = 996 sq ft / 92.5 sq m

For identification only - Not to scale



Belgrave Manor, Brooklyn Road, Woking, Surrey, GU22

- **Three Bedroom End of Terrace Residence**
- **Mount Hermon Conservation Area**
- **Beautifully Appointed Kitchen**
- **Spacious Reception Room**
- **Downstairs Cloakroom**
- **Low Maintenance Rear Garden**
- **Garage Located In A Nearby Block**
- **NO ONWARD CHAIN**

Nestled in the highly sought-after Mount Hermon conservation area, three-bedroom Neo-Georgian residence offers a rare opportunity to acquire a home of both charm and convenience. Positioned approximately 0.7 miles from Woking Town Centre, 0.8 miles from the mainline station, and 0.6 miles from Woking Park, the property provides easy access to excellent transport links, shopping, and leisure facilities.

This end-of-terrace home is offered to the market with no onward chain, making it an ideal choice for those seeking a smooth and timely purchase. The well-appointed accommodation features a beautifully appointed kitchen, a spacious and elegantly designed reception room, and a convenient downstairs cloakroom. Upstairs, three generously proportioned bedrooms and a modern family bathroom complete the layout, offering both comfort and practicality.

Externally, the property boasts a low-maintenance rear garden, perfect for outdoor relaxation. Additionally, a garage located in a nearby block provides secure parking and extra storage. Offering an exceptional location, this home presents an outstanding opportunity for discerning buyers.

Location - Discover your perfect home in the enchanting town of Woking. Ideally situated near the vibrant town centre, residents can enjoy a myriad of amenities, including a variety of shopping facilities, exquisite dining, and cultural experiences at the renowned New Victoria Theatre. Nature enthusiasts will relish the nearby Woking Park, with its verdant expanses, scenic lake, and leisure opportunities. Commuting is a breeze with the proximity to Woking Station, providing excellent fast and frequent rail connections to London in approximately 23 mins. With its rich history, exceptional schools, and a harmonious fusion of charm and modernity, Woking presents an unrivalled opportunity for a delightful and well-rounded lifestyle.

Council Tax Band E - EPC Rating C - Tenure: Leasehold

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.



