

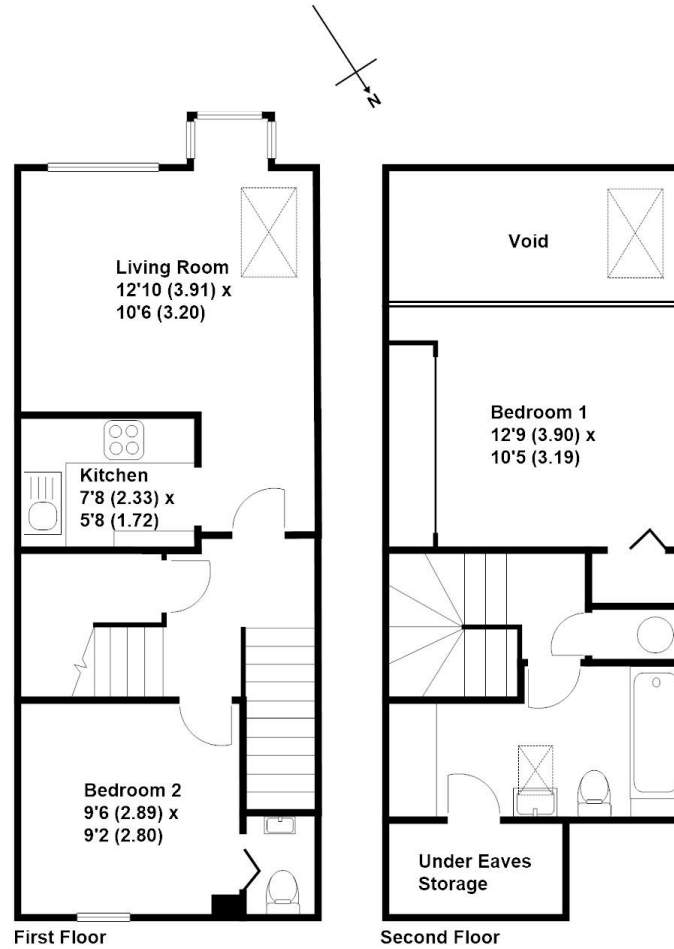


WOKING
£300,000

Nestled at the end of a quiet cul-de-sac, this well-appointed Kingston II maisonette offers a superb combination of space, light and convenience, just a short stroll from Woking Town Centre and its highly regarded mainline station.

Hedgerley Court, Woking

Approximate gross internal floor area 720 sq/ft - 67 m/sq



These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested
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Hedgerley Court, Woking, Surrey, GU21

- **Kingston II Maisonette**
- **Reception Room With Vaulted Ceiling**
- **Two Double Bedrooms**
- **En-Suite WC**
- **Spacious Bathroom**
- **Garage In A Block**
- **Cul-de-sac Location**
- **NO ONWARD CHAIN**

Nestled at the end of a quiet cul-de-sac, this well-appointed Kingston II maisonette offers a superb combination of space, light and convenience, just a short stroll from Woking Town Centre and its highly regarded mainline station.

Upon entry, you are greeted by an inviting reception room, where a vaulted ceiling floods the space with natural light. Adjacent lies a well appointed kitchen. The principal bedroom occupies the upper level, complete with a mezzanine gallery landing and built-in wardrobes providing generous storage. The second bedroom enjoys the luxury of its own en-suite WC, while a spacious family bathroom, cleverly incorporating a utility area, serves both bedrooms with ease. Additional benefits include a garage in a nearby block and the peace of mind that comes from a property offered with NO ONWARD CHAIN, making this an ideal purchase for those seeking a straightforward move into a stylish and comfortable home.

Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offer a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the South East. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band C - EPC Rating D - Tenure: Leasehold (Approx 900 Years) – Ground Rent £50 PA

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.



