



Firwood Close, St. Johns, Woking, GU21 8UQ
£495,000 Freehold

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A spacious semi-detached family home situated within a quiet cul-de-sac on the Hermitage Development in St.Johns. This property provides potential to extend, subject to the usual consents and modernise creating a substantial home. The current accommodation includes four bedrooms and a family bathroom on the first floor while downstairs there are two reception rooms that includes a large lounge and dining room. The kitchen has been fitted with a range of base and eye level units with space for appliances. Completing the accommodation is a conservatory.

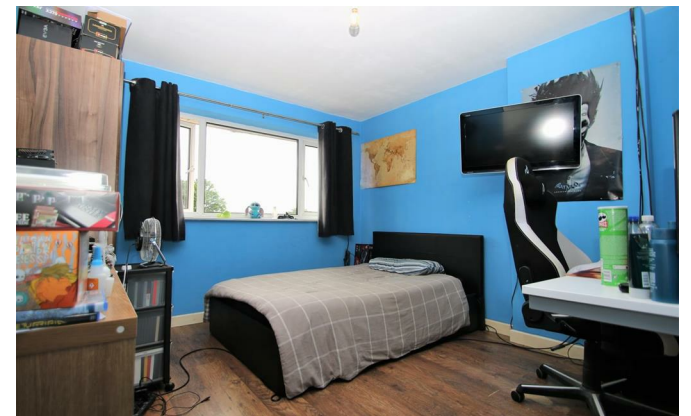
Outside, an enclosed rear garden that offers the extension potential (STPP). To the front is driveway parking for four cars, in addition to the garage.

We highly recommend a viewing to appreciate the opportunity this property offers.

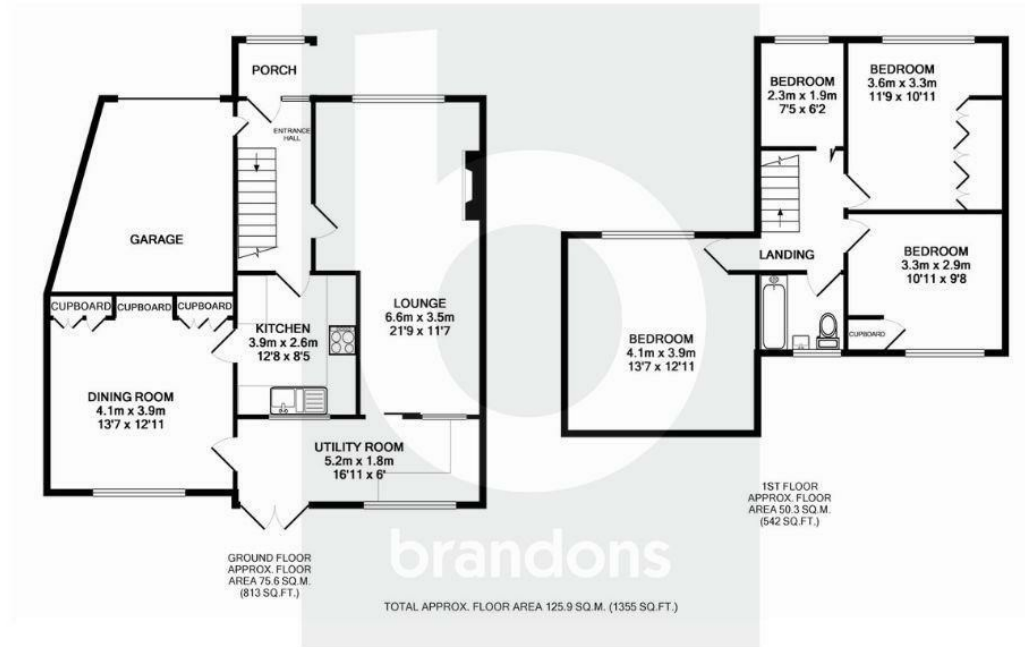
St Johns village has a bustling high street providing a good range of day-to-day shops as well as enjoying the delights of the Basingstoke Canal with its pretty tow paths. Woking is approximately one mile away which has excellent shopping facilities as well as one of the best services to Waterloo stations anywhere in the area. The village has access to several good primary schools as well as Winston Churchill secondary school. Council Tax Band E



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	60	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	71	81

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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