



Princess Road, Woking, GU22 8EP
£525,000 Freehold

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Nestled in a popular neighbourhood this charming semi-detached house boasts three well-appointed bedrooms, ideal for a growing family or those seeking extra space.

The property features an enclosed garden, off-street driveway parking, garage and a generous corner plot. The interior is tastefully decorated offering a light, airy and comfortable living space. There are two separate reception rooms, a dual aspect living room and a rear aspect dining room, a kitchen with eye and base level units leads through to the utility room with its doors out to the garden and an internal door to the garage. An additional benefit is the downstairs shower room, whilst upstairs is the family bathroom and all three bedrooms, two double rooms which have fitted wardrobes and a generous single bedroom.

This property is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those looking for a blend of comfort and convenience. Don't miss out on the opportunity to make this house your home, a viewing is recommended.

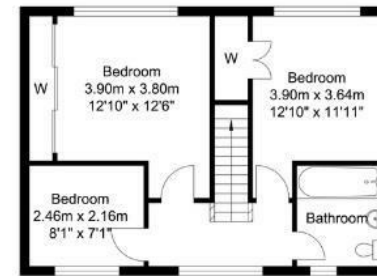
Council Tax Band -D



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Ground Floor
Total Approximate Area
735.49 sq. ft.
(68.33 sq. m)

First Floor
Total Approximate Area
434.96 sq. ft.
(40.41 sq. m)

Total Approximate Area
1170.46 sq. ft.
(108.74 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			76
(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	

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

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.



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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

