



Robin Hood Close, Woking, GU21 8SS  
£435,000 Freehold

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Rarely available, this spacious extended terraced town house is situated within a quiet cul de sac that is a short walk from St. Johns village. The accommodation includes three well-proportioned bedrooms and family bathroom on the top floor, in addition there's a reception room on the mezzanine level that is currently utilised as an office, however could be used as a bedroom four, as this property benefits from a ground floor shower room. On the first floor there is a spacious front aspect lounge while to the rear of the property and serving as the main hub of the home, is the extended and good size kitchen/dining room. The kitchen has been fitted with a range of base and eye level units with space for appliances with views and access out to the rear. Outside there is a pleasant rear garden that provides perfect space for alfresco dining. This family home further benefits from driveway parking plus a garage. Viewings are highly recommended

St. John's 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 -D

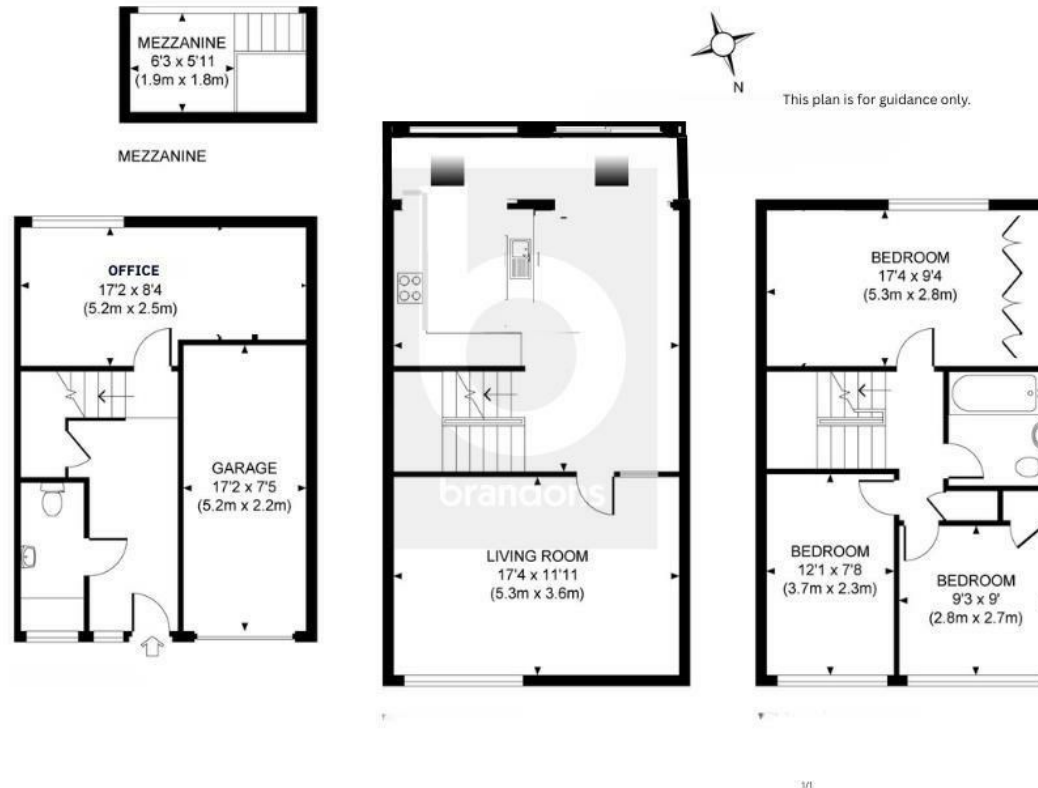




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](mailto: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.