





Guide price £275,000

TENURE : FREEHOLD

Bentham Avenue, WOKING, GU21 5LF

Bedrooms : 1 **Bathrooms : 1** **Reception Rooms : 1**

- **One-bedroom end-of-terrace home**
- **Spacious double bedroom**
- **Impressive 23ft open-plan living area**
- **Open-plan kitchen and dining area**
- **Separate first-floor bathroom**
- **Accommodation arranged over two floors**

Maple Properties
89 Walton Road, Woking, Surrey GU21 5DW
woking@mapleproperties.co.uk | **+441483385238**
Website: **https://maple.globalnoticeboard.com**

Maple Properties are delighted to present this charming and generously proportioned one-bedroom end-of-terrace home, situated in the established residential area of Sheerwater, Woking.

Offering approximately 556 sq. ft. of accommodation arranged over two floors, this attractive home provides a well-designed layout, combining spacious living accommodation with everyday practicality.

The ground floor features an impressive open-plan kitchen, dining and living area extending over 23 feet in length, creating a welcoming environment for relaxing, dining and entertaining.

Upstairs, the property boasts a substantial double bedroom measuring over 17 feet in length, complemented by a separate bathroom.

Situated in Sheerwater, the property benefits from convenient access to local shops, supermarkets, leisure facilities and green spaces. The area has seen significant regeneration, with improvements to community facilities and the surrounding residential environment. Woking town centre and West Byfleet are also easily accessible, offering a wider selection of shops, restaurants and mainline railway connections to London Waterloo.

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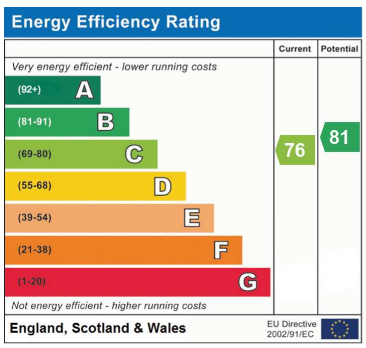
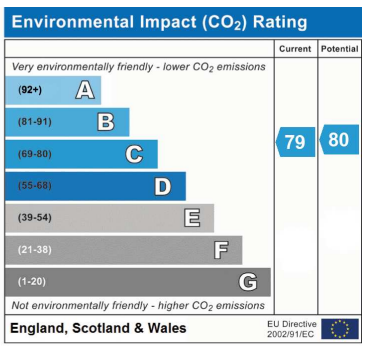
Bentham Avenue, Woking

APPROXIMATE GROSS INTERNAL FLOOR AREA: 556 SQ FT | 51.7 SQ M









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