



## 274 ALBERT DRIVE WOKING, GU21 5TX

£700,000  
FREEHOLD

Six Bedroom, Six Bathroom Home with Versatile Potential in Woking

Located in a highly convenient position for Woking town centre and mainline station, as well as West Byfleet High Street and train station, this substantial six bedroom, six bathroom property offers excellent flexibility for both investors and families alike.

Currently arranged as a HMO, the property provides six well proportioned bedrooms each with access to bathroom facilities, along with spacious communal areas. Equally, it could be reconfigured to create a generous family home with multiple reception spaces, en suite bedrooms, and plenty of room to grow.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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