

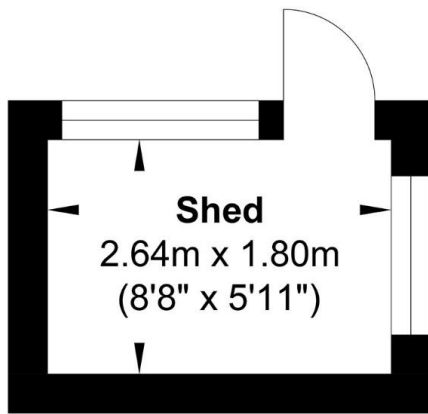


WOKING

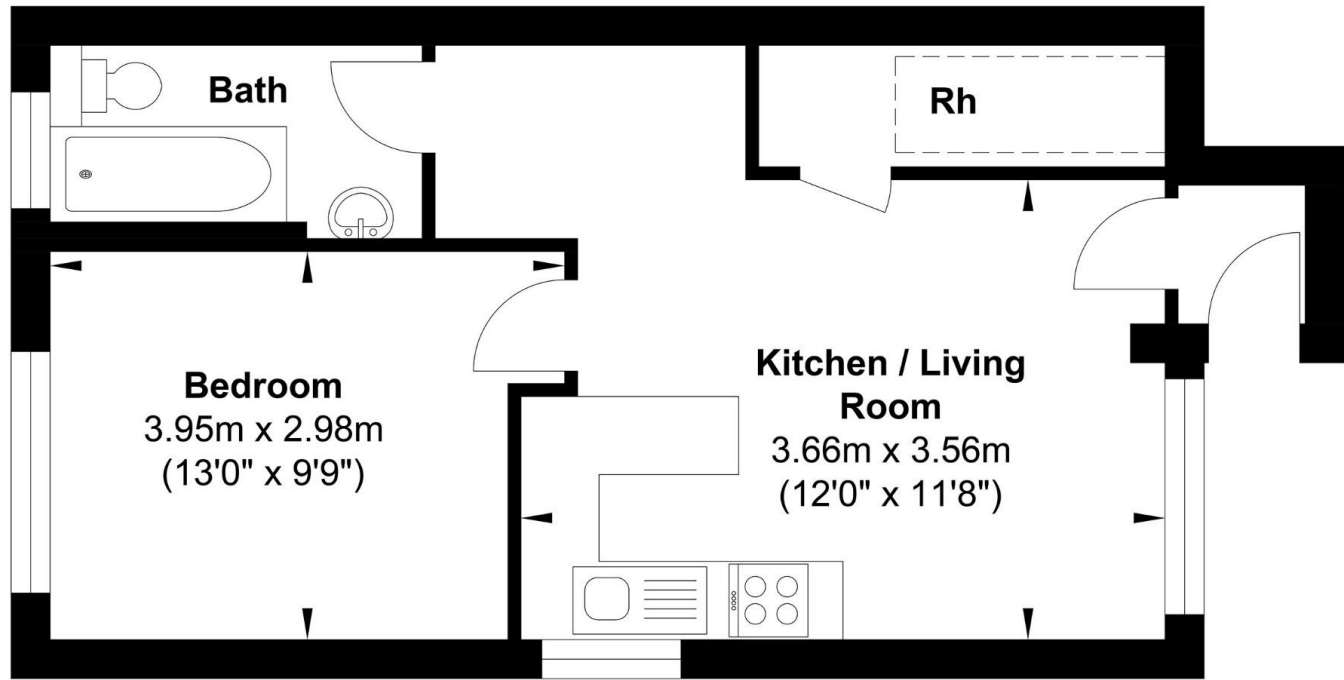
£220,000

A superbly presented ground floor maisonette, ideally positioned within a quiet cul-de-sac and conveniently located within walking distance of Woking town centre and its highly regarded mainline railway station.





Outbuilding



Ground Floor



Gross Internal Floor Area : 44.99 m2 ... 484 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Bower Court, Princess Road, Woking, Surrey, GU22

- Superbly presented ground floor maisonette
- Quiet cul-de-sac location
- Walking distance to Woking town centre and station
- Spacious reception room and a well appointed kitchen
- Private rear garden with side access
- Allocated parking space and double glazing throughout

A superbly presented ground floor maisonette, ideally positioned within a quiet cul-de-sac and conveniently located within walking distance of Woking town centre and its highly regarded mainline railway station. Offering well-balanced accommodation throughout, this attractive home is perfectly suited to first-time buyers, downsizers and investors alike.

The accommodation centres around a spacious reception room, providing an inviting space for both relaxation and entertaining. The well-appointed kitchen is fitted with a range of units and offers excellent practicality, while the bathroom is presented in good order. The generous double bedroom enjoys a pleasant outlook and completes the comfortable internal layout. The property further benefits from double glazed windows throughout. One of the standout features of this home is the private rear garden, offering a secluded outdoor space ideal for al fresco dining, gardening or simply unwinding. Side access adds further convenience and practicality. To the front, the property benefits from an allocated parking space, while the excellent location provides easy access to local amenities, shops, leisure facilities and transport links. Presented in superb condition throughout, internal viewings are highly recommended to fully appreciate all that this delightful maisonette has to offer.

Woking offers a perfect balance of vibrant town living and Surrey countryside charm. The town centre provides an excellent selection of shopping, dining, and cultural attractions, including the New Victoria Theatre, cinema, and the Lightbox Gallery. Leisure options are abundant, from Woking Park's green spaces and lake to the Woking Leisure Centre and Pool in the Park. Commuters benefit from fast, frequent trains to London in around 24 minutes, making Woking an ideal choice for city professionals. The surrounding countryside offers plentiful outdoor activities, with scenic walks along the Basingstoke Canal and River Wey, Chobham Common's heathland, and several prestigious golf clubs including Woking Golf Club and Foxhills. Families enjoy access to excellent schools, including Hoe Valley and Woking High. With its blend of amenities, cultural attractions, natural beauty, and connectivity, Woking delivers a highly desirable lifestyle, combining convenience, recreation, and community in one of Surrey's most sought-after locations.

Council Tax Band C - EPC Rating D - Tenure: Leasehold 171 Years remaining
Service Charge - £3262.20 PA - Ground Rent - £190.00 PA

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



Energy Efficiency Rating

