FOUNDATIONS
Independent Estate Agents





ST JOHNS

OIEO £700,000

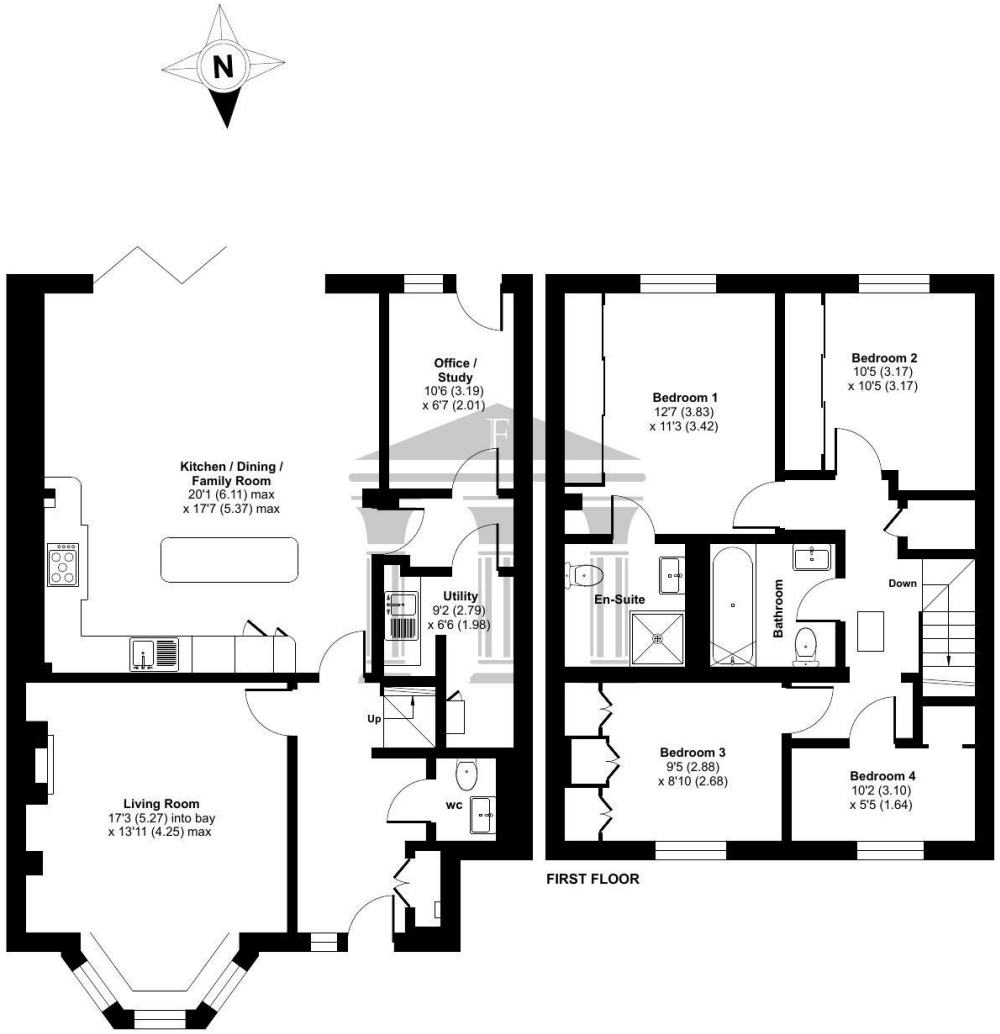
Positioned just a stone's throw from St Johns Village and local amenities, this attractive detached four bedroom, two bathroom family residence offers beautifully arranged accommodation in a highly convenient setting.
NO ONWARD CHAIN.

71 Commercial Way, Woking, Surrey GU21 6HN T: 01483 770800 E: sales@foundationsofwoking.com
www.foundationsofwoking.com

St. Johns Hill Road, Woking, GU21

Approximate Area = 1493 sq ft / 138.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Foundations Independent Estate Agents. REF: 1514723

St Johns Hill Road, St Johns, Woking, Surrey, GU21

- **Detached four-bedroom family home**
- **Open-plan kitchen/dining/family room**
- **Living room and a study**
- **Two bathrooms**
- **Secluded rear garden**
- **NO ONWARD CHAIN**



Positioned just a stone's throw from St Johns Village and local amenities, this attractive detached four bedroom, two bathroom family residence offers beautifully arranged accommodation in a highly convenient setting. Offered to the market with NO ONWARD CHAIN, the property provides a warm and welcoming home, ideal for relaxed family living.

The entrance hall leads into the generous living accommodation, with a convenient downstairs cloakroom, useful study and separate utility room. At the heart of the home is an impressive open-plan kitchen/dining/family room, creating a wonderful sociable space for everyday life and entertaining. The beautifully integrated kitchen flows naturally into the dining and family areas, while bi-folding doors open onto the rear garden, bringing plenty of light into the room and creating a seamless connection with the outside. The spacious living room features an attractive bay window, providing a comfortable and inviting space in which to relax. Upstairs, there are four bedrooms, with the principal bedroom enjoying its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, offering practical and comfortable accommodation for family and guests alike.



Outside, the secluded rear garden provides a peaceful private space for outdoor dining, entertaining or simply enjoying the surroundings. To the front, off-street parking adds further convenience. With its desirable location close to St Johns Village, versatile family accommodation and the considerable advantage of no onward chain, this is a lovely home ready to be enjoyed.

St John's is a highly regarded residential area situated on the south-western edge of Woking, offering a desirable balance of convenience and suburban tranquillity. Woking town centre lies approximately two miles away and provides a comprehensive range of shopping, dining and leisure amenities. Transport links are excellent, with Woking mainline station offering frequent services into London in as little as 26 minutes, accessible via an approximate 15-minute walk through a convenient pedestrian cut-through at the end of the road. Road connections are equally well served, with the A320 linking to the A3 for central London and Portsmouth, and the M25 and M3 both within easy reach. The area is well known for its strong educational provision, with a wide choice of highly regarded state and independent schools including Hoe Bridge, Holy Trinity, Royal Grammar, Guildford High, Lanesborough and Tormead. Recreational facilities are plentiful, with Woking Golf Club within an approximate 10-minute walk, alongside Worplesdon and West Hill Golf Clubs nearby. Woking Tennis Club is also within walking distance, while the David Lloyd leisure centre is just a short drive away.

Council Tax Band E - EPC Rating C - Tenure: Freehold

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.







