



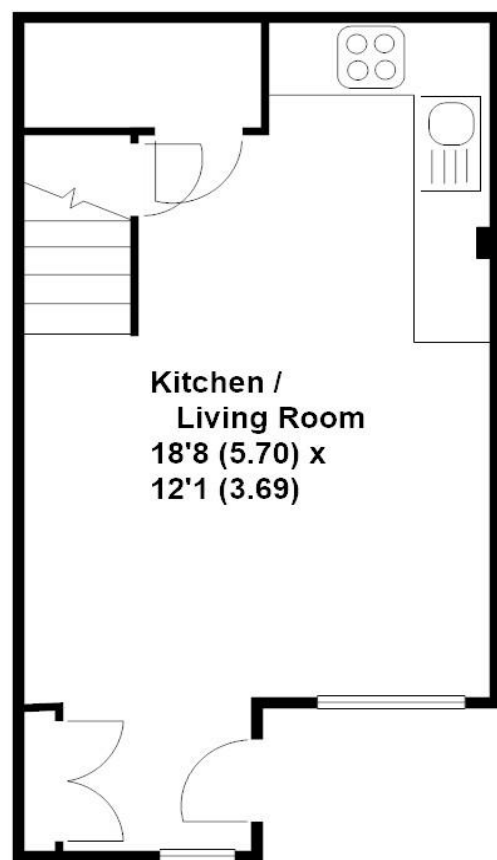
WOKING

OIEO £260,000

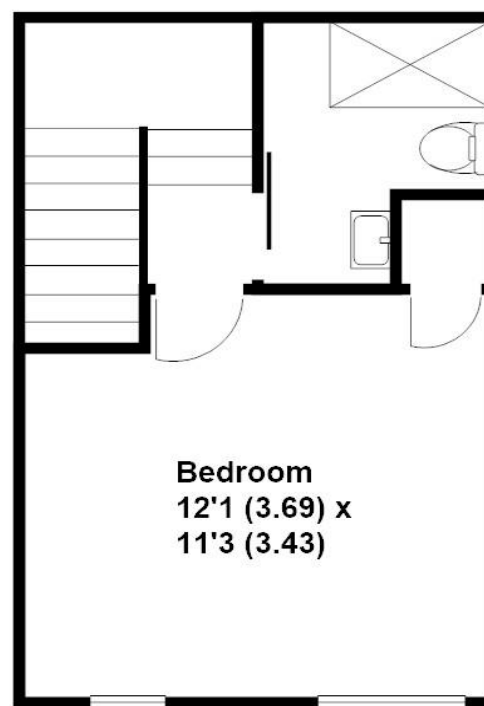
This attractive one bedroom freehold starter home offers well-presented and thoughtfully arranged accommodation, ideal for first-time buyers or those seeking a low-maintenance investment.

Maybury Road, Woking

Approximate gross internal floor area 478 sq/ft - 44 m/sq



Ground Floor



First Floor

These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested
by Foundations, and no guarantee is given to their operational ability or efficiency.
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The Limes, Maybury Road, Woking, Surrey, GU21

- **One bedroom freehold starter home**
- **Modern fitted kitchen open plan to the lounge**
- **Contemporary fitted shower room**
- **Electric underfloor heating & double glazing**
- **Useful loft space for storage**
- **Private front garden & allocated parking space**
- **Walking distance to Woking Town Centre & mainline station**

This attractive one bedroom freehold starter home offers well-presented and thoughtfully arranged accommodation, ideal for first-time buyers or those seeking a low-maintenance investment. The property has been modernised throughout and provides a comfortable and contemporary living environment.

The accommodation features a stylish modern fitted kitchen, open plan to the lounge, creating a bright and sociable living space. A beautifully appointed modern shower room complements the interior, while the addition of loft space offers useful storage potential.

Further benefits include electric underfloor heating, double glazing throughout and a private front garden. The property also enjoys the advantage of an allocated parking space.

Situated close to Woking town centre, the property enjoys an enviable position ideal for commuters, with Woking's highly regarded mainline station offering fast and frequent direct services to London Waterloo in approximately 23–30 minutes. Woking has undergone significant regeneration in recent years, resulting in a modern, vibrant and thriving town centre with an excellent range of shopping facilities, cafés, bars and restaurants, including the popular Peacocks Shopping Centre, which is also home to the New Victoria Theatre and a multi-screen cinema. Residents will further benefit from a wealth of leisure and cultural amenities on their doorstep, including Woking Park, offering attractive green spaces, a scenic lake and recreational facilities. Additional attractions include Woking Leisure Centre's gymnasium and Pool in the Park, providing a wide range of swimming and fitness options, making this an ideal location for both lifestyle and convenience.

Council Tax Band B - EPC Rating D - 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.

