



Queens Court, Woking

OIRO £450,000

Occupying a convenient position within easy walking distance of Woking town centre and its highly regarded mainline railway station, this spacious three/four-bedroom end-of-terrace town house presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Offered to the market with no onward chain.



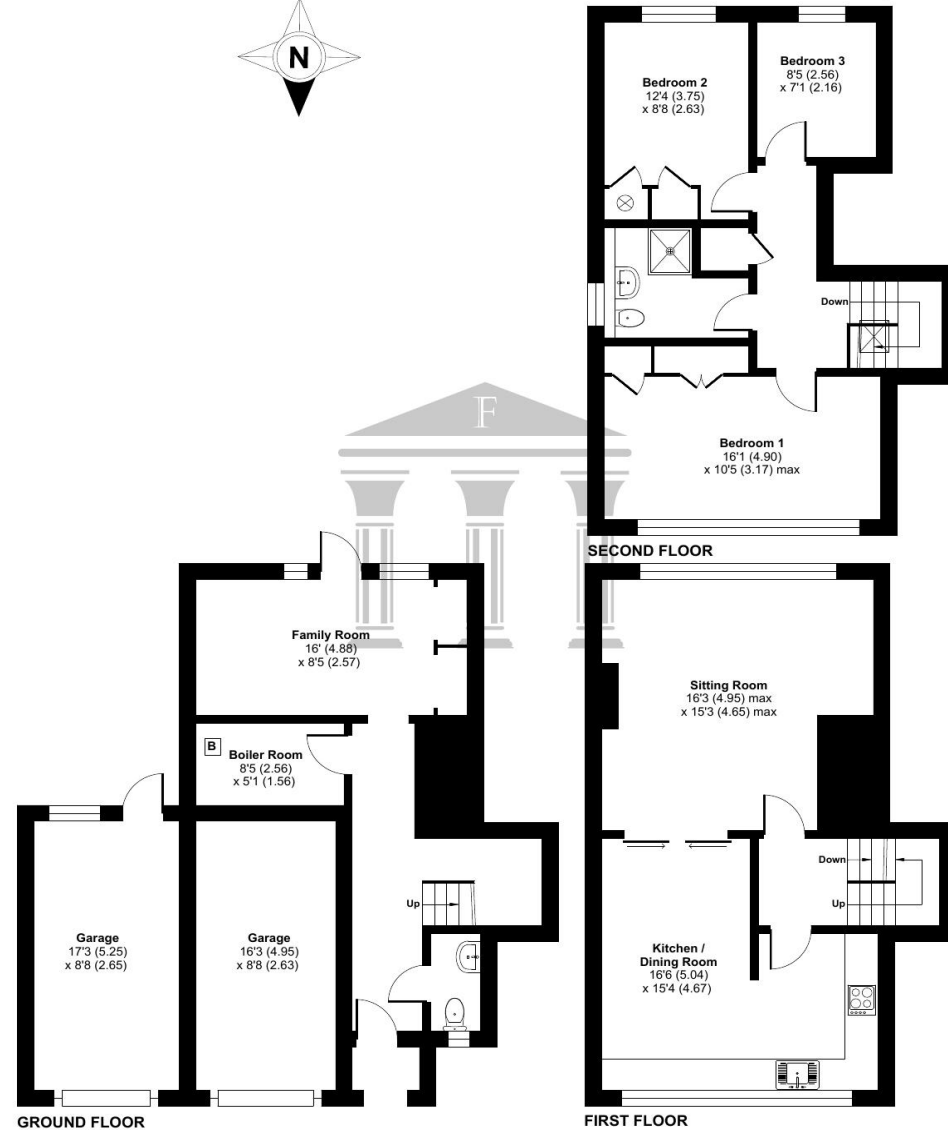
Queens Court, Hillview Road, Woking, GU22

Approximate Area = 1315 sq ft / 122.2 sq m

Garage = 287 sq ft / 26.6 sq m

Total = 1602 sq ft / 148.8 sq m

For identification only - Not to scale



Queens Court, Hillview Road, Woking, Surrey, GU22

- **End of terrace 3/4 bedroom town house**
- **In need of modernisation**
- **Two Garages**
- **1/2 Reception Rooms**
- **Kitchen/Dining Room**
- **Secluded Rear Garden**
- **No Onward Chain**
- **Walking Distance to Woking Town Centre and Mainline Station**

Occupying a convenient position within easy walking distance of Woking town centre and its highly regarded mainline railway station, this spacious three/four-bedroom end-of-terrace town house presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Offered to the market with no onward chain, the property provides generous and versatile accommodation arranged over three floors, making it ideal for growing families, commuters or those seeking a project with excellent potential.

The flexible layout includes a welcoming reception room alongside a well-proportioned kitchen/dining room, offering an excellent foundation for modern open-plan living and entertaining. A further reception room or fourth bedroom provides valuable versatility, whether used as a family room, home office or guest accommodation. Whilst the property would now benefit from a programme of modernisation, it offers the perfect blank canvas to transform into a stylish contemporary home.

Upstairs, three comfortable bedrooms are complemented by the family bathroom, with the adaptable layout allowing buyers to configure the accommodation to suit their individual lifestyle. Outside, the secluded rear garden offers a private space to relax, entertain or landscape to your own design, while the rare addition of two garages provides exceptional storage, secure parking or potential workshop space.

Combining generous proportions, flexible living space and outstanding scope for improvement, this is a superb opportunity to secure a home in one of Woking's most convenient locations. With excellent transport links, an extensive range of shops, restaurants and leisure facilities all within easy reach, this property offers enormous potential to create a wonderful long-term family home or investment.

Council Tax Band – D 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.



