



WOKING

OIEO £475,000

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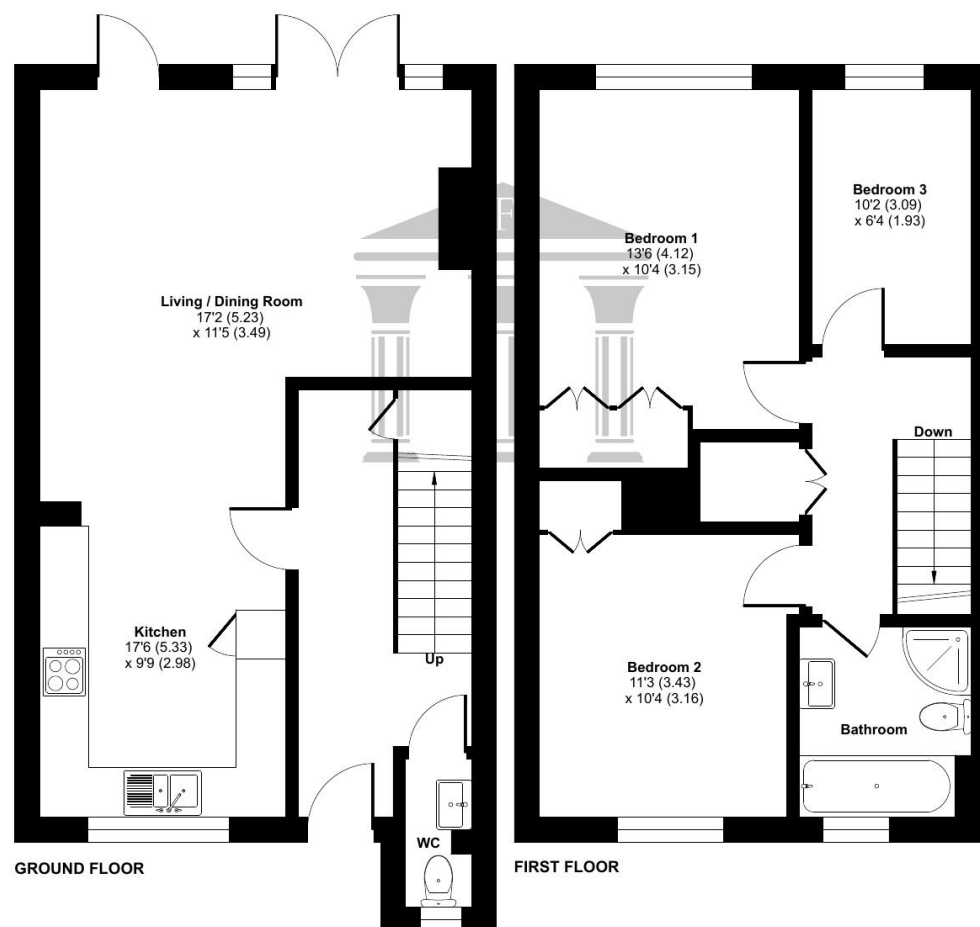
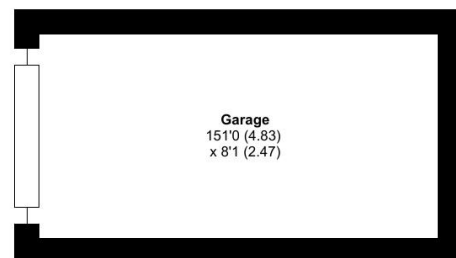
Belgrave Manor, Woking, GU22

Approximate Area = 1003 sq ft / 93.1 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1131 sq ft / 104.9 sq m

For identification only - Not to scale



Belgrave Manor, Woking, Surrey, GU22

- **Three-bedroom terraced home**
- **Open-plan kitchen**
- **Reception room with French doors onto the rear garden**
- **Two bathrooms (one en-suite) and downstairs cloakroom**
- **Low-maintenance rear garden & garage**
- **Short walk to town centre & mainline station**
- **NO ONWARD CHAIN**

Situated within a highly sought-after conservation area, this beautifully presented three-bedroom terraced residence enjoys a prime position just a short walk from Woking Town Centre and its highly regarded mainline station, offering excellent connectivity and a convenient lifestyle.

The accommodation is thoughtfully arranged and finished to a high standard throughout. The ground floor features a well-appointed kitchen that flows seamlessly into a spacious reception room, creating an ideal environment for both everyday living and entertaining. Double-glazed French doors open directly onto the rear garden, allowing natural light to flood the space, while a downstairs cloakroom completes the ground floor. Upstairs, three well-proportioned bedrooms are served by a stylish family bathroom, providing comfortable and practical living for a range of buyers. The property further benefits from double-glazed windows throughout, enhancing energy efficiency and comfort.

Externally, the low-maintenance rear garden offers a private outdoor retreat, perfect for relaxing or entertaining with minimal upkeep. A garage located in a nearby block provides valuable additional storage or parking. Offered to the market with no onward chain, this attractive home presents an excellent opportunity for purchasers seeking a turnkey property in a desirable and convenient location.

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.

Council Tax Band E - EPC Rating C - Tenure: Freehold - Residents Association Fee: £125 Per quarter - On Street Permit Parking: £80 PA



