



## 26 STRINGHAMS COPSE

WOKING, GU23 6JF

£615,000  
FREEHOLD

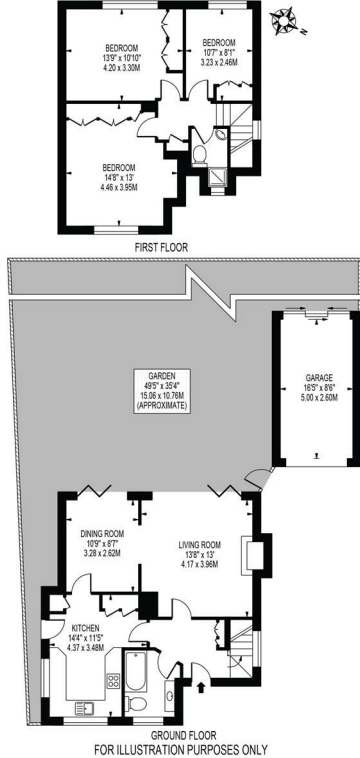
Nestled in the charming area of Stringhams Copse, Ripley, Woking, this delightful detached house offers a perfect blend of comfort and style. With a generous living space of 1,087 square feet, this property is ideal for families or those seeking a peaceful retreat.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is designed for both functionality and ease, making meal preparation a pleasure. With three spacious bedrooms, there is plenty of room for everyone to enjoy their own private space. The two bathrooms ensure convenience for family living, catering to the needs of a busy household.

Built in 1960, this home retains a sense of character while offering the potential for modernisation to suit your personal taste. The surrounding area is known for its picturesque scenery and friendly



**STRINGHAM COPSE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1054 SQ FT - 97.96 SQ M  
 (EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 140 SQ FT - 13.00 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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