



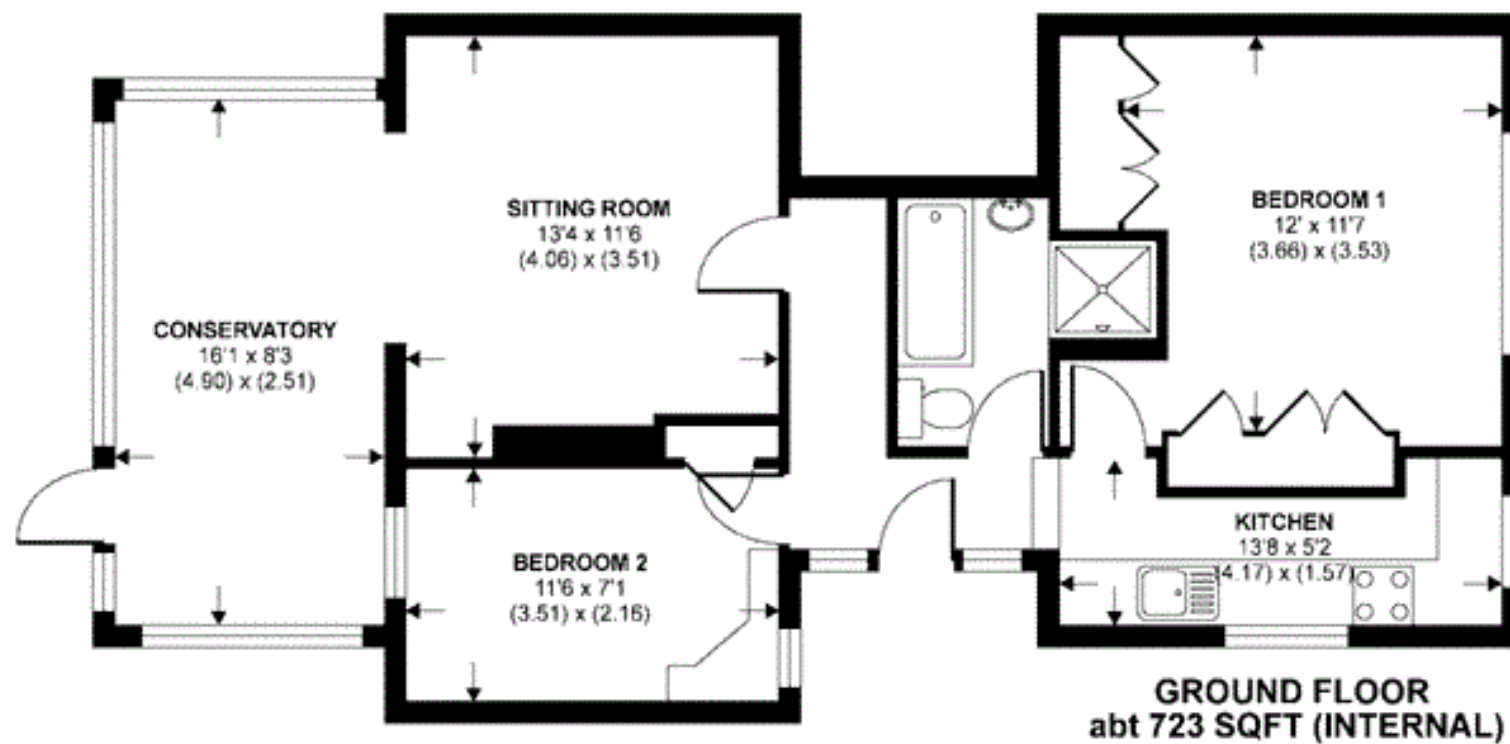
WOKING

£350,000

**An outstanding two double bedroom ground floor conversion apartment within a charming Edwardian property. Direct access to extensive and beautifully landscaped south-facing communal gardens, along with a secluded patio area. Situated in the highly regarded south side of Woking, within 10 minutes' walk of Woking Mainline Station and Town Centre.
NO ONWARD CHAIN.**



NOT TO SCALE



Bishopsgarth, 37 Heathside Road, Woking, Surrey, GU22 7EY

- **Ground Floor Conversion Apartment**
- **Private Front Door**
- **Direct Access To Communal Gardens**
- **Two Double Bedrooms**
- **Large UPVC Double Glazed Conservatory/Dining Room**
- **Dedicated Off-Road Car Parking Space**
- **Walking Distance Of Woking Town Centre & Mainline Station**
- **Modern Kitchen and Bathroom**
- **NO ONWARD CHAIN**

An outstanding two double bedroom ground floor conversion apartment within a charming Edwardian property. Direct access to extensive and beautifully landscaped south-facing communal gardens, along with a secluded patio area. Situated in the highly regarded south side of Woking, within 10 minutes' walk of Woking Mainline Station and Town Centre. The apartment is beautifully presented throughout and is accessible via its own private front door. NO ONWARD CHAIN.

With high ceilings throughout, the accommodation comprises a spacious living room with a large open plan UPVC double glazed conservatory/dining room, a well-appointed 13ft long kitchen with integrated modern appliances (including gas hob, electric oven, fridge freezer, dishwasher and washer/dryer), master double bedroom with fitted wardrobes, second double bedroom and a modern bathroom suite with a bath and separate shower cubicle. There is also access to secure, covered communal cycle storage.

Set on the ever-favoured south side of Woking, within walking distance of Woking Town Centre, a modern and contemporary town that has been the subject of very significant investment in recent years and which continues. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities, not least of which is the Peacocks Centre which is also home to the New Victoria Theatre and multi-screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the south east as it runs a very fast and extremely frequent service into Waterloo (23mins). There is also a very efficient coach service to Heathrow airport. In the wider area there are areas of open space and woodland which make for excellent walking and cycling opportunities. EPC Rating: C

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.



