

**FOR SALE**



**Loop Road, Kingfield, Woking**

**3 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £475,000**



## Loop Road, Kingfield, Woking

3 Bedrooms, 1 Bathroom

Asking Price Of £475,000

- No Chain
- Two Reception Rooms
- Three Double Bedrooms
- Utility Area
- Family Bathroom



Offered to the market is this spacious, terraced town house, a great family home brimming with character. Situated in a popular location that is a short distance from local amenities, schools and Woking Town Centre.

The property is well presented throughout and comprises of a snug family room, living/dining room which includes a storage cupboard and leads into the kitchen. On the first floor you have the modern family bathroom and two large double bedrooms, on the top floor is the third bedroom.

This family home has many character features and additional benefits such as, log burners in the family room & living/dining room, a utility cupboard in the back garden and storage shed. The back garden is partly shingled and the remaining space laid to lawn, to the front is a small front garden with potential to convert into a driveway STPP.

The property is conveniently located a stones throw away from an array of local sports and leisure facilities as well as Woking football stadium, the town Centre and mainline station are within a 1 mile walk. In addition to this are the well regarded schools in the area, the likes of St John The Baptist and Kingfield primary.

Woking offers flexible and direct commuter links into London, the mainline station allows for a 24 minute commute. The M3 is to the north, M25 to the east and A3 to the south, offering easy access to the major road networks connecting the south of England and beyond.

Viewings highly recommended





**MARTIN&CO**

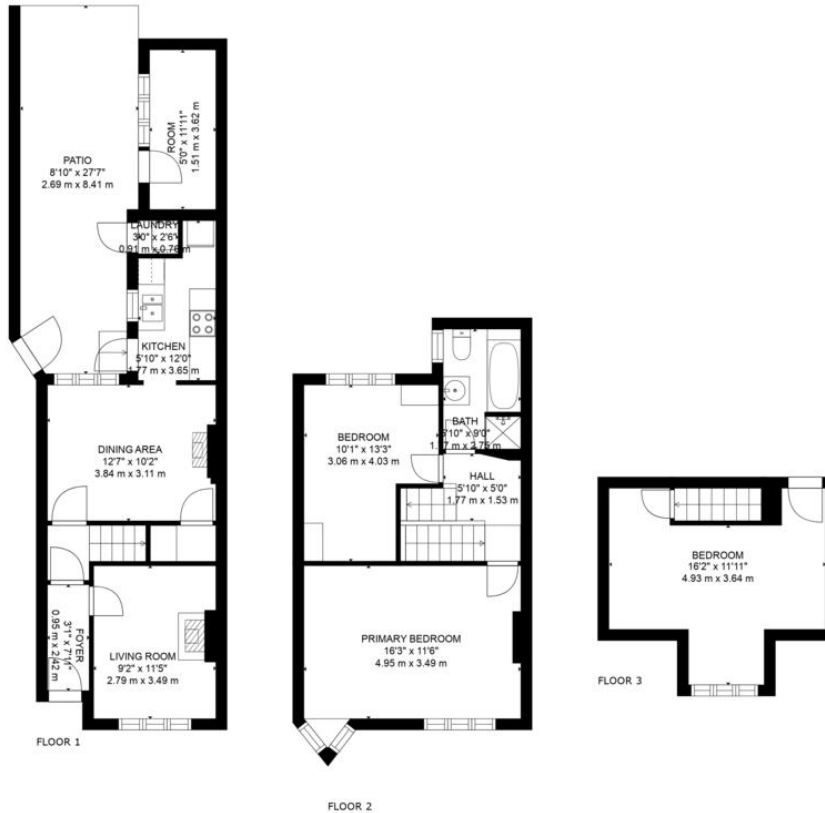
Letting • Sales • Investment

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



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GROSS INTERNAL AREA  
 FLOOR 1: 439 sq. ft, 41 m<sup>2</sup>, FLOOR 2: 434 sq. ft, 40 m<sup>2</sup>  
 FLOOR 3: 195 sq. ft, 18 m<sup>2</sup>, EXCLUDED AREAS:  
 PATIO: 231 sq. ft, 21 m<sup>2</sup>  
 TOTAL: 1068 sq. ft, 99 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## Martin & Co Woking

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