



ST JOHNS

£575,000

**An extended three bedroom
semi detached residence
conveniently located in the
sought after village of St Johns
within walking distance of high
regarded local schools.**

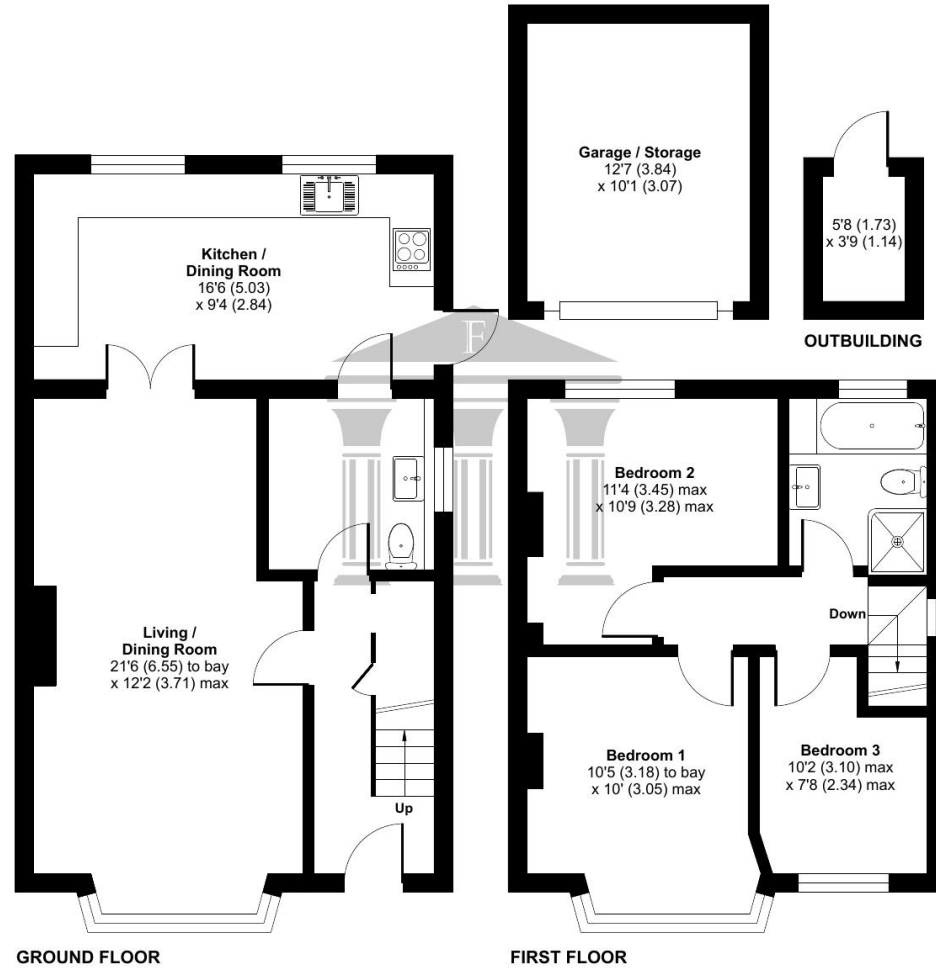
Hermitage Road, Woking, GU21

Approximate Area = 1116 sq ft / 103.6 sq m (includes garage)

Outbuilding = 21 sq ft / 1.9 sq m

Total = 1137 sq ft / 105.5 sq m

For identification only - Not to scale



132 Hermitage Road, St Johns, Woking, Surrey, GU21 8TT

- **Bay Fronted Semi Detached**
- **Three Bedrooms**
- **Spacious Reception Room**
- **Kitchen/Breakfast Room**
- **Downstairs Cloakroom/Utility Room**
- **Detached Outbuilding**
- **Off Street Parking**
- **Walking Distance Of Schools**

An extended three bedroom semi detached residence conveniently located in the sought after village of St Johns within walking distance of highly regarded local schools. The property features a large driveway providing off street parking for numerous cars and also benefits from a versatile detached outbuilding/garage, offering a multitude of purposes.

The accommodation comprises a spacious reception room with bay window and fireplace, a good size kitchen/breakfast room and downstairs cloakroom/utility room. Upstairs there are three sizeable bedrooms and a well appointed family bathroom.

The property is presented to the market in good order throughout.

Internal viewings are highly recommended via the vendor's sole agents.

St Johns offers excellent transport links to major airports, railway stations and motorways. Situated just 25 minutes from Heathrow and 40 minutes from Gatwick, with Brookwood and Woking railway stations nearby. For those travelling by car, the A3 and M25 are both within easy proximity. The surrounding areas of Knaphill and St Johns offer a wide range of shopping and recreational facilities, whilst Woking town centre has a more extensive range of amenities, along with an excellent rail service from the station to Waterloo in just 25 minutes.

Council Tax Band D - EPC Rating D

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.



