

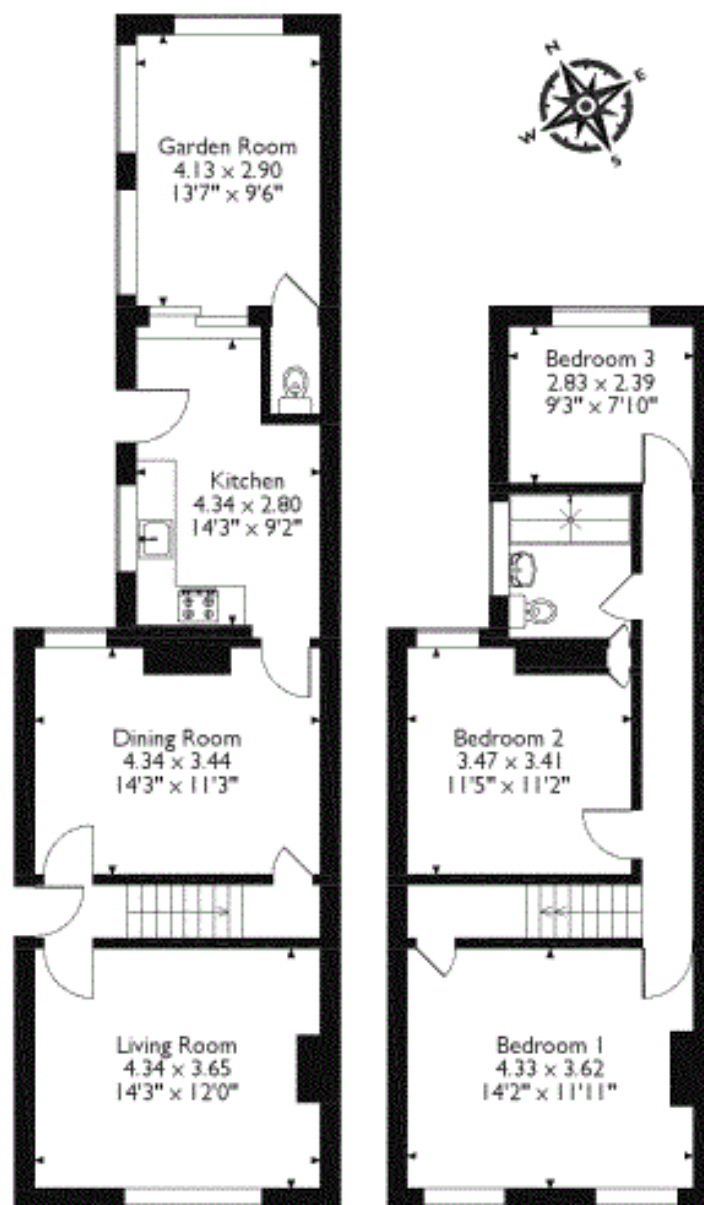


MAYFORD

£480,000

An attractive three bedroom semi detached period cottage located in the sought after village of Mayford within easy access to both Woking and Guildford Town Centres and mainline stations.

Approximate Gross Internal Area
111 Sq M/1195 Sq Ft



Ground Floor

First Floor

Mayford Green, Mayford, Woking, Surrey, GU22 0PR

- **Period Cottage**
- **Semi Detached**
- **Three Bedrooms**
- **Upstairs Bathroom**
- **Three Reception Rooms**
- **Kitchen/Breakfast Room**
- **Gas Central Heating**
- **Village Location**
- **Large Rear Garden**
- **Sole Agents**

An attractive three bedroom semi detached period cottage located in the sought after village of Mayford within easy access to both Woking and Guildford Town Centres and mainline stations.

The accommodation which is arranged over two floors comprises three separate reception rooms and kitchen/breakfast room on the ground floor. Three sizeable bedrooms and a bathroom are on the first floor. A particular feature is the rear garden which is in excess of 100ft. The property also offers potential for off street parking subject to the usual consent. Internal viewings are highly recommended via the Vendor's Sole Agents.

Conveniently placed on the outskirts of Woking and Guildford, Mayford is a highly desirable and quiet village offering great access for the commuter, to the A3 which is less than 2 miles from Woking Town Centre & mainline station, with links to London Waterloo (approx 23 minutes). There is also the smaller Worplesdon station nearby offering a less frequent service. Perfect for enjoying the great outdoors, Mayford is surrounded by country parks, commons, heathland and long stretches of walks along the Basingstoke Canal and the Wey Navigation. Nearby Woking Town Centre boasts a large covered shopping facility, comprising The Peacocks and Wolsey Place, with a fantastic choice of shops and restaurants, along with two theatres and six cinemas. For nightlife, the Chertsey Road area of the town has a selection of restaurants, bars and pubs. Located within walking distance of both a primary and secondary school including the newly opened Hoe Valley Secondary School, and Woking Sports Box. The Greenfield Independent School is also located in Woking, and the highly rated University of Surrey is within easy reach in nearby Guildford.

Council Tax Band D - 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.





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