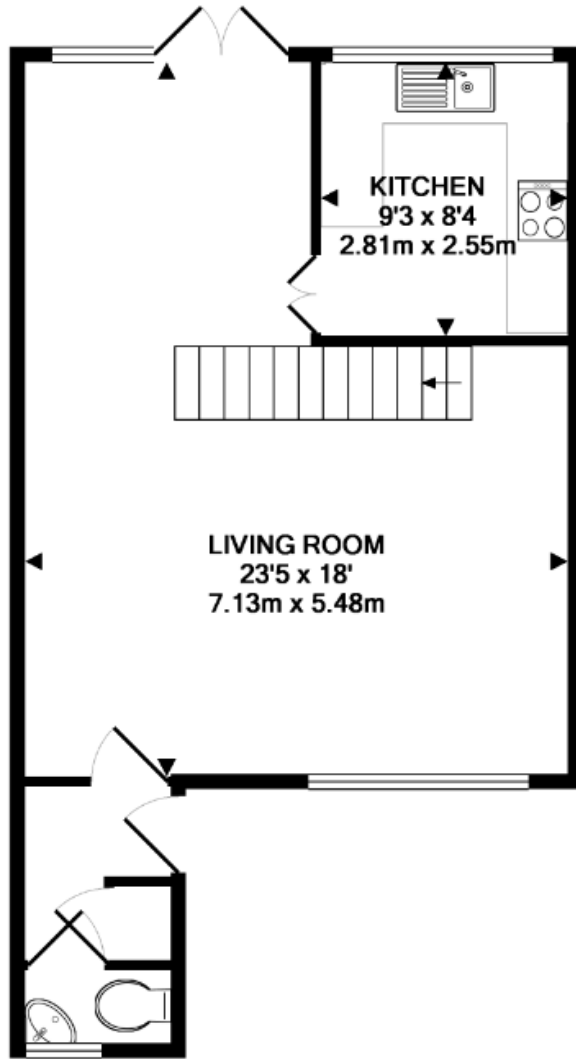




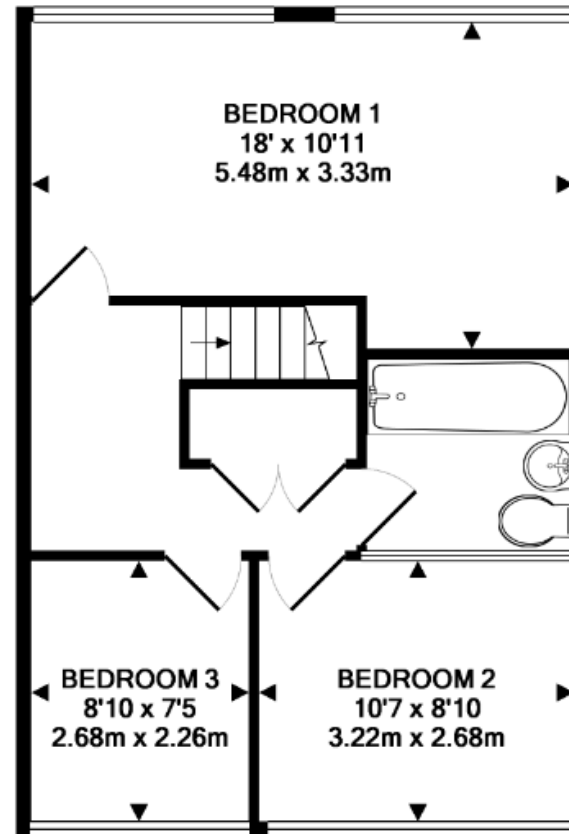
**WOKING**

**£435,000**

**A deceptively spacious three bedroom end of terrace property conveniently located within 0.3 miles of Woking Town Centre and mainline station. Woking Park is also a short walk away.**



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 937 SQ.FT. (87.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## Oak Bank, Woking, Surrey, GU22 7QY

- **Town Centre Location**
- **Three Bedrooms**
- **Impressive Reception Room**
- **Double Glazed Windows**
- **Downstairs Cloakroom**
- **Walking Distance To Woking Park**
- **Secluded Rear Garden**
- **Carport**
- **NO ONWARD CHAIN**

A deceptively spacious three bedroom end of terrace property conveniently located within 0.3 miles of Woking Town Centre and mainline station. Woking Park is also a short walk away.

The accommodation comprises an impressive open plan double aspect reception room, modern fitted kitchen and downstairs cloakroom. Upstairs there are three really good size bedrooms and a family bathroom. Other features include a carport, private rear garden, gas central heating and double glazed windows.

The property is offered to the market with NO ONWARD CHAIN.

Woking is a modern and contemporary town that has been the subject of very significant improvement in recent years and in fact continues to be so. 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. Within walking distance you have Woking's mainline station, widely regarded to be one of the best commuting rail stations in the south east which runs a fast and frequent service into Waterloo (approx. 23 mins), and here you will also find a very efficient coach service to Heathrow airport. In the wider neighbourhood there are areas of open space and woodland which make for excellent walking and cycling opportunities and a great many highly regarded schools in both the private and the state sector.

Council Tax Band D - EPC Rating D

Private Road Service Charge £50 (Quarterly) - £200 to £300 Average (6 Monthly) for other expenditures

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.



