



WOKING

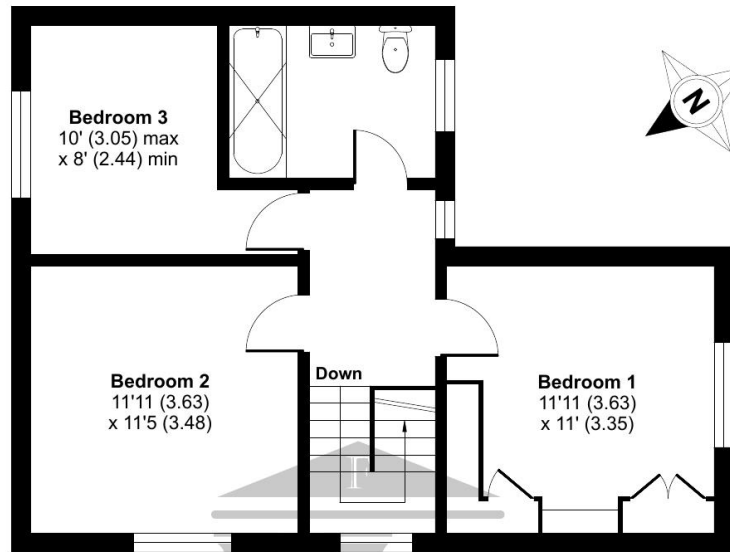
£895,000

A charming Victorian cottage located within a stone's throw of Woking Park and a short walk of Woking Town Centre and its mainline station. The property oozes character with fireplaces, sash windows and high ceilings.

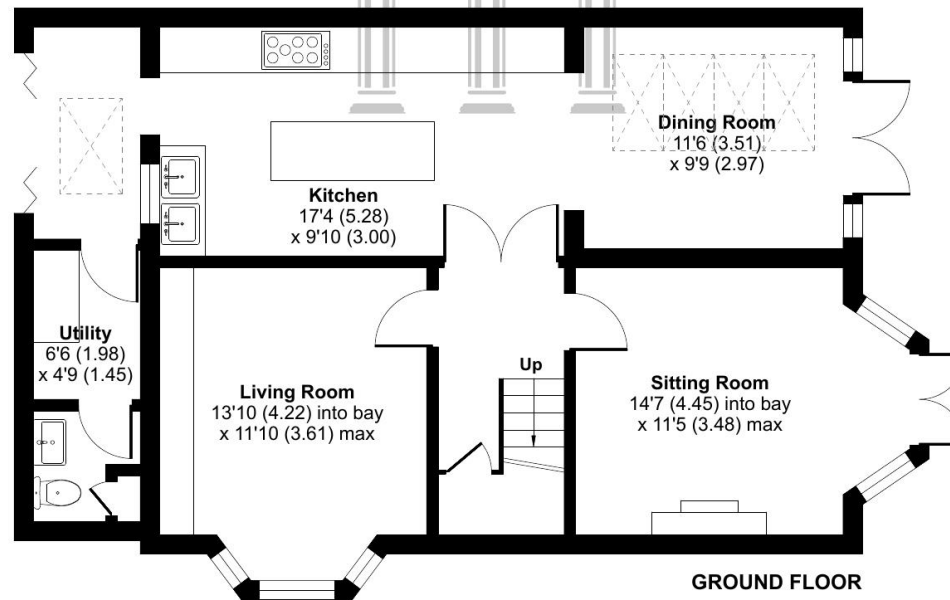
Blackness Lane, Woking, GU22

Approximate Area = 1343 sq ft / 124.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Blackness Lane, Woking, Surrey, GU22 7SB

- Attached Victorian Cottage
- Three Bedrooms
- Two Separate Reception Rooms
- Open Plan Kitchen/Dining Room
- A Wealth Of Period & High End Antique Features
- Within A Stone's Throw Of Woking Park
- Walking Distance Of Mainline Station
- Off Road Parking
- NO ONWARD CHAIN

A charming Victorian cottage located within a stone's throw of Woking Park and a short walk of Woking Town Centre and its mainline station. The property oozes character with fireplaces, sash windows and high ceilings.

The accommodation comprises a spacious open plan kitchen/dining room with direct access to the garden, utility room, downstairs cloakroom, sitting room with wood burning stove and French doors leading out to the garden and living room with feature bay window. Upstairs there are three sizeable bedrooms and a well appointed family bathroom.

The property offers a wealth of period and high end antique features which include a 19th Century black front door from a London police station, wood floorboards in the kitchen and downstairs WC from an Amsterdam cheesemaker, restored 19th Century self standing cast iron radiator in the dining room, living room, sitting room and principal bedroom and original refurbished shutters to upstairs and hallway windows. Other features include a low maintenance paved garden with an array of flower and shrub borders and off road parking for two cars. 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

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.



