

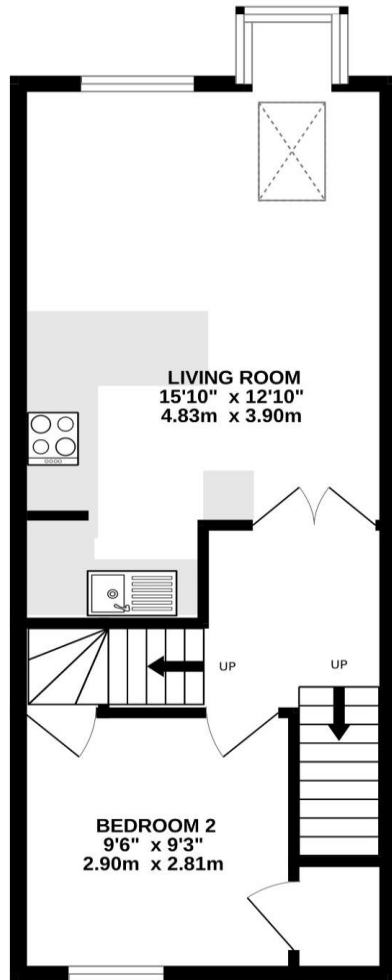


WOKING

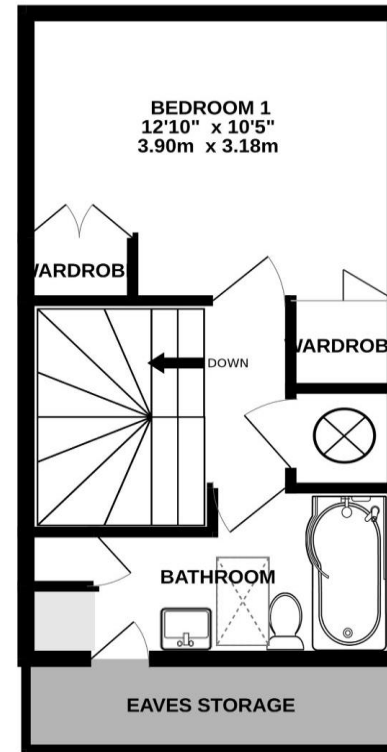
£290,000

**Introducing a charming
Kingston II split-level
maisonette conveniently situated
within a short stroll of Woking
Town Centre and its mainline
station.**

SPLIT LEVEL MAISONETTE
456 sq.ft. (42.4 sq.m.) approx.



SPLIT LEVEL MAISONETTE
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

Hedgerley Court, Woking, Surrey, GU21

- **Split Level Maisonette**
- **Well Appointed Kitchen**
- **Two Double Bedrooms**
- **Galleried Principal Bedroom**
- **Modern Bathroom With utility Area**
- **Garage On A Block**
- **Walking Distance Of Woking Town Centre & Mainline Station**
- **Long Lease**

Introducing a charming Kingston II split-level maisonette conveniently situated within a short stroll of Woking Town Centre and its mainline station. This delightful property offers a well-appointed kitchen, two generously-sized double bedrooms, including an impressive galleried principal bedroom, and a modern bathroom featuring a utility area.

Moreover, this property offers desirable additional features. With a garage located within a block, you'll have the perfect place to park your car securely. Additionally, the property benefits from a long lease, providing peace of mind and stability.

Don't miss out on this wonderful opportunity to own a delightful maisonette in a highly sought-after location with an array of amenities and excellent transport connections nearby.

Situated within easy reach of both Horsell Village and Woking Town Centre with its much favoured mainline station with fast and frequent links into London Waterloo in approx 24 mins making this ideally situated for the commuter. The major road networks nearby include the A3, M3, M4 and M25 allowing access into central London or out to the south west of England and all major London Airports including access to Heathrow Airport. 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.

Council Tax Band C - EPC Rating D – Ground Rent £50 PA – Approx 952 Years left on lease.

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.



