



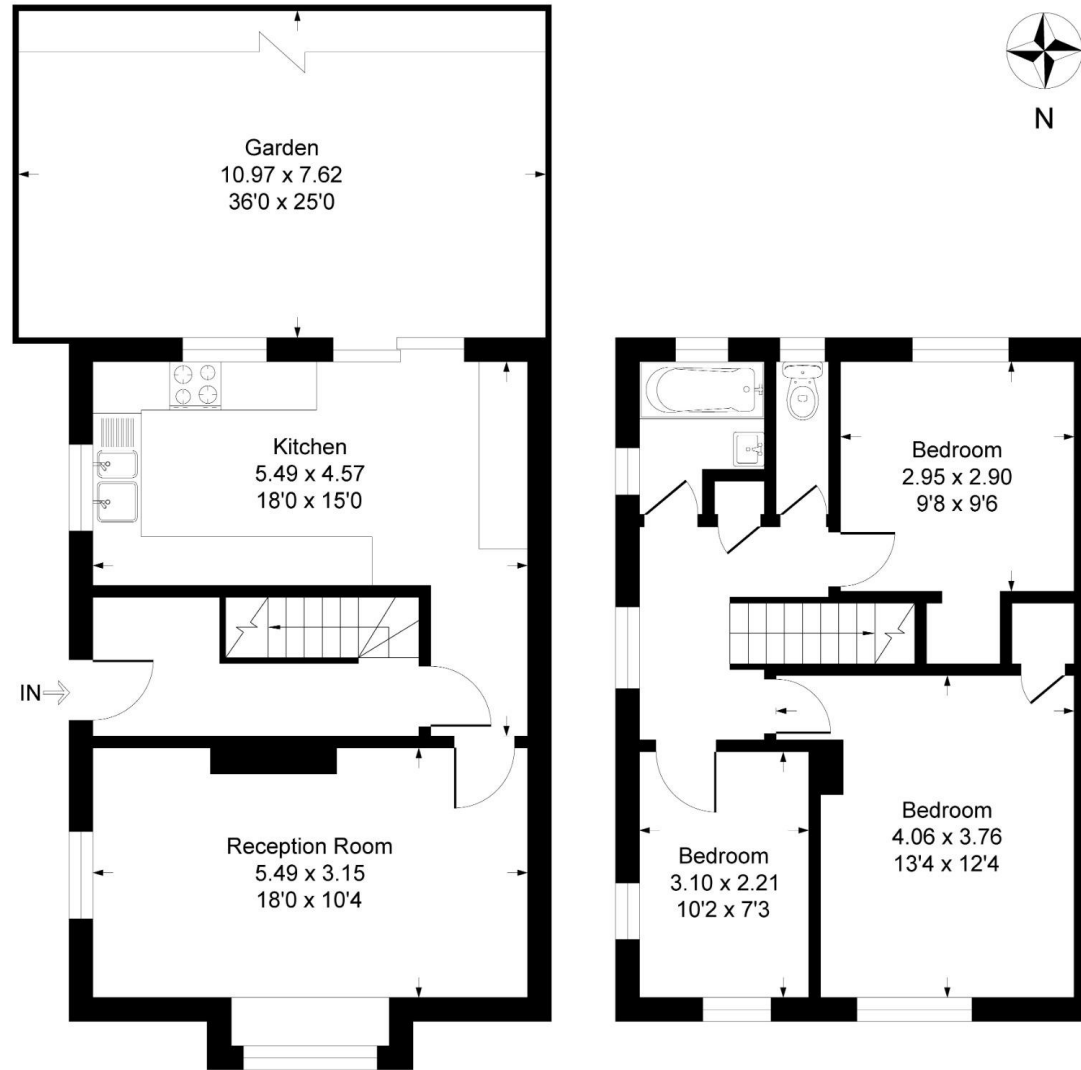
WOKING

£475,000

Welcome to this charming three bedroom semi-detached home, perfectly positioned within easy access of Woking town centre and its convenient mainline station.

Hawthorn Road GU22

Approximate Gross Internal Floor Area = 89.2 sq m / 961 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Hawthorn Road, Barnsbury, Woking, Surrey, GU22

- **Semi Detached Home**
- **Three Bedrooms**
- **Open Plan Kitchen/Dining Room**
- **Spacious Living Room**
- **Secluded Rear Garden**
- **Driveway Parking For Two Cars**
- **Easy Reach Of Woking Town Centre**

Welcome to this charming three bedroom semi-detached home, perfectly positioned within easy access of Woking town centre and its convenient mainline station. Beautifully presented, this residence offers a harmonious blend of comfort and convenience. The spacious interior offers an open plan kitchen and dining area, facilitating seamless entertaining and everyday living. The living room provides an inviting retreat and completes the downstairs accommodation.

Ascending the stairs, you'll discover three well-proportioned bedrooms and a family bathroom. Step outdoors to your own private oasis - a secluded garden that invites relaxation and outdoor activities. At the front of the property, a convenient block paved driveway awaits, providing parking space for two cars. Enhanced by the practicality of double glazed windows and meticulously maintained throughout, this home harmonises comfort, style, and accessibility, making it a truly appealing opportunity for those seeking an ideal living experience in Woking.

Woking is a modern and contemporary town that has been the subject of very significant improvement in recent years. 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.

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.



