



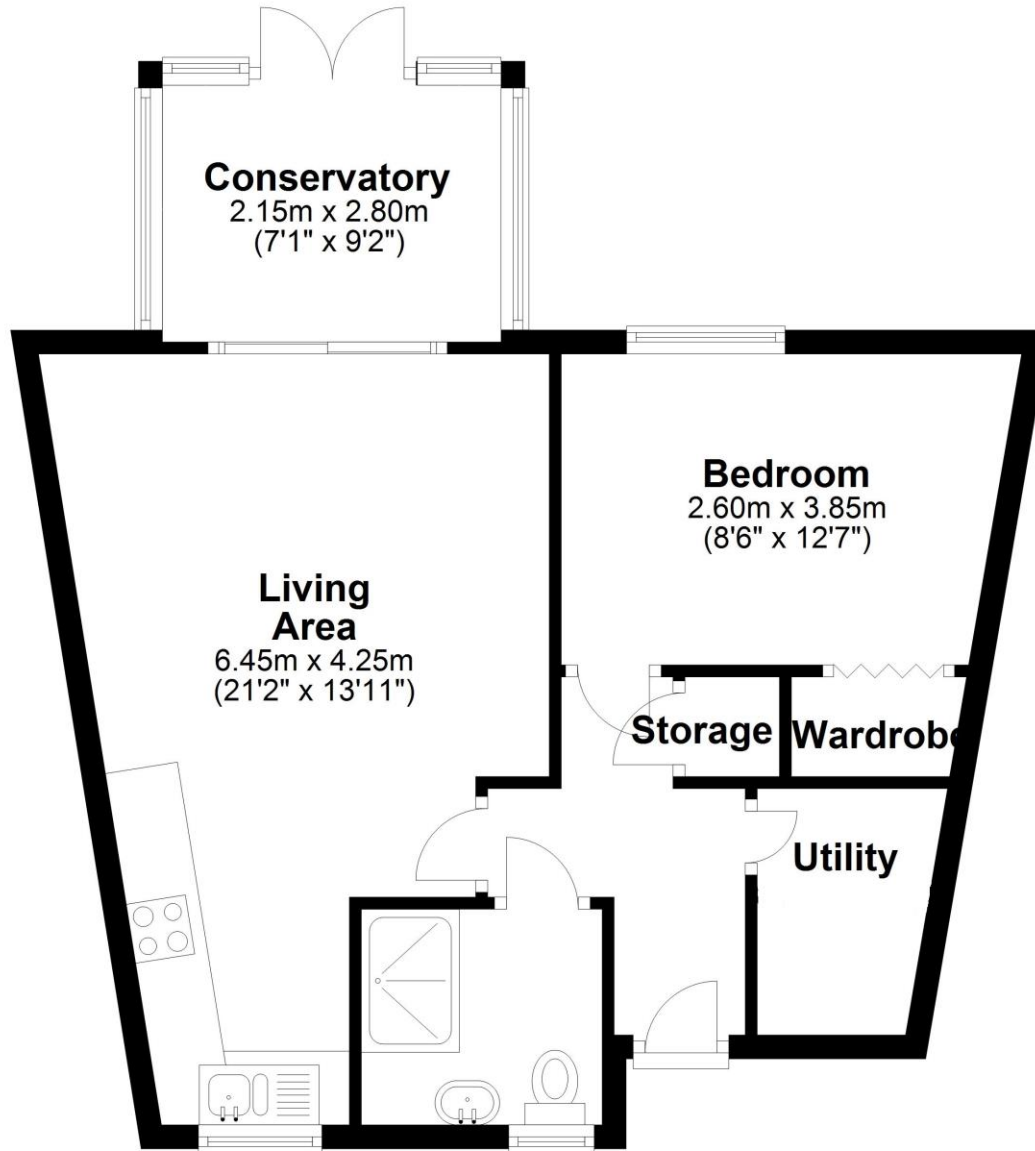
## ST JOHNS

£245,000

**Introducing a delightful opportunity to acquire this charming ground floor maisonette boasting its very own expansive south west facing private garden.**

## Ground Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



Total area: approx. 50.5 sq. metres (544.1 sq. feet)

## Nottingham Close, St Johns, Woking, Surrey, GU21

- **Ground Floor Maisonette**
- **Double Bedroom With Fitted Wardrobes**
- **Well Appointed Kitchen**
- **Utility**
- **Spacious Reception Room**
- **Bespoke Conservatory**
- **Generous Private South West Facing Garden**
- **NO ONWARD CHAIN**

Introducing a delightful opportunity to acquire this charming ground floor maisonette boasting its very own expansive private south west facing garden. Meticulously maintained and thoughtfully designed, this property offers a comfortable and stylish living experience.

The interior reveals an entrance hallway with generous storage cupboard, well appointed kitchen, complete with modern amenities, alongside a convenient utility equipped with plumbing for a washing machine. The generous layout includes a spacious reception room, perfect for relaxation and entertainment, as well as a bespoke conservatory that bathes the space in natural light. The comforts continue with a double bedroom featuring fitted wardrobes, adding to the practicality of the residence. Adding to its appeal are the newly installed front and rear security systems, ensuring peace of mind, and the added advantage of having an energy efficient combi boiler/heating system and from being offered to the market with NO ONWARD CHAIN. This property presents a unique chance to own a well-rounded and conveniently situated home that truly captures the essence of comfortable living.

Nestled near Woking Town Centre, the charming village of St. John's embraces residents and visitors with its cosy atmosphere, featuring a village green, local shops, and the serene Basingstoke canal. Just a short drive away, Woking Town Centre offers a bustling cosmopolitan experience, boasting a diverse array of bars, cafes, restaurants, and shops, enhanced by the Peacocks Centre housing the New Victoria Theatre, a multi-screen cinema, and additional shopping options. Commuting is a breeze with Woking's exceptional rail station, offering fast and frequent service to London Waterloo in approximately 23 minutes, complemented by the nearby Brookwood mainline station for easy access to London Waterloo in around 30 minutes.

Council Tax Band B - EPC Rating C - 92 Years Left On Lease (2024) - Service Charge Approx £600 PA

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.



