



ST JOHNS

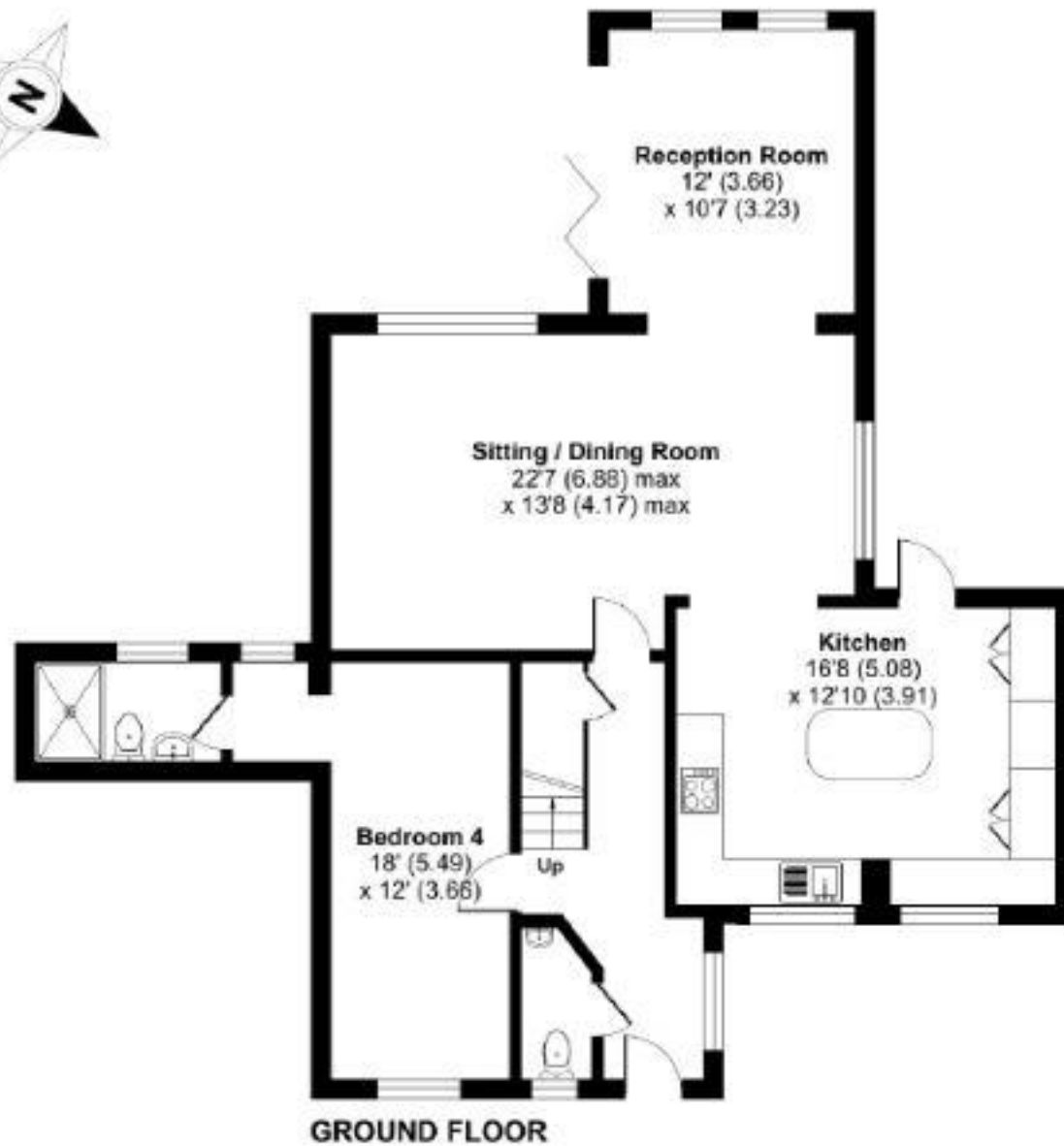
Guide Price £800,000

Presenting a remarkable property nestled in a sought after location within walking distance of Woking Town Centre and its convenient mainline station.

St Johns Rise, Woking, GU21

Approximate Area = 1557 sq ft / 144.6 sq m

For identification only - Not to scale



St Johns Rise, St Johns, Woking, Surrey, GU21

- **Four Bedroom Detached Home**
- **Two Reception Rooms**
- **Kitchen/Breakfast Room**
- **Three Bathrooms**
- **Corner Plot Gardens**
- **Gated Driveway**
- **NO ONWARD CHAIN**

Presenting a remarkable property nestled in a sought after location within walking distance of Woking Town Centre and its convenient mainline station. This residence offers an exquisite blend of modernity and spaciousness, boasting a thoughtfully designed open-plan layout that seamlessly merges contemporary living areas. The centrepiece of this abode is the impeccable 16ft x 12ft kitchen/breakfast room, adorned with a central island that enhances both functionality and aesthetics. The expansive 22ft x 13ft living room provides ample space for relaxation and entertainment, while an additional reception room, featuring bi-folding doors, beckons you to embrace the outdoor beauty of the rear garden. This enchanting property boasts four generously proportioned bedrooms, ensuring ample space for family and guests. The principal bedroom is complete with an en-suite shower room for added convenience. An additional ground floor bedroom with its own en-suite shower room adds to the flexibility of the layout.

Stepping outside, an impressive corner plot unfolds, offering a sense of tranquillity and privacy in the secluded rear garden. The expansive Indian Sandstone paved terrace is ideal for al fresco gatherings and relaxation. Furthermore, this property offers immense potential for expansion, subject to the necessary consents, making it a canvas for your creative vision. Accompanied by off-street parking capable of accommodating numerous vehicles, this residence is a harmonious blend of location, contemporary design, and future possibilities, all seamlessly woven together. Offered with the added benefit of no onward chain, this property stands as an enticing opportunity not to be missed.

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 E – 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.



