



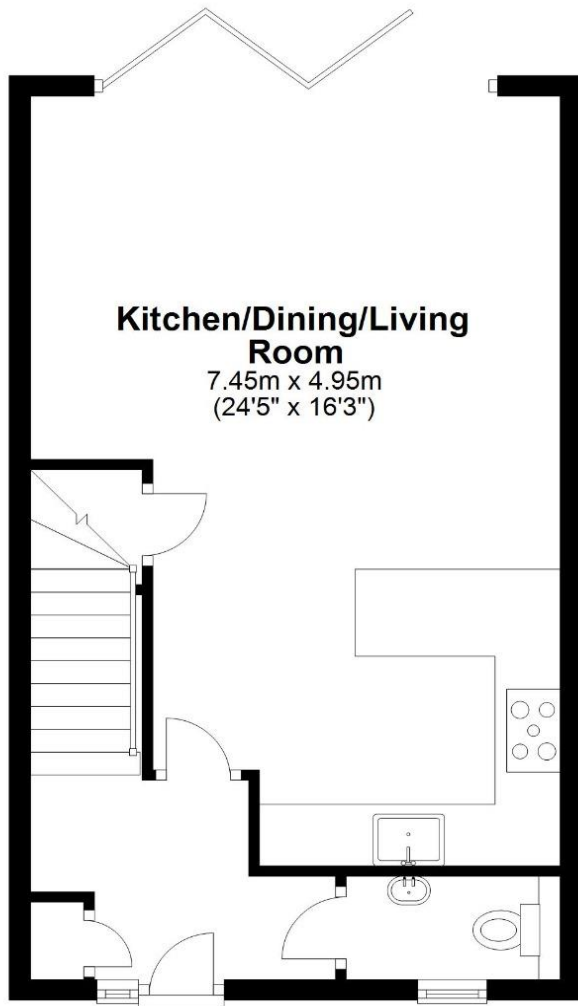
**WOKING**

**OIEO £575,000**

**Welcome to this inviting three-bedroom staggered terrace house that offers a harmonious blend of modern comfort and convenient urban living.**

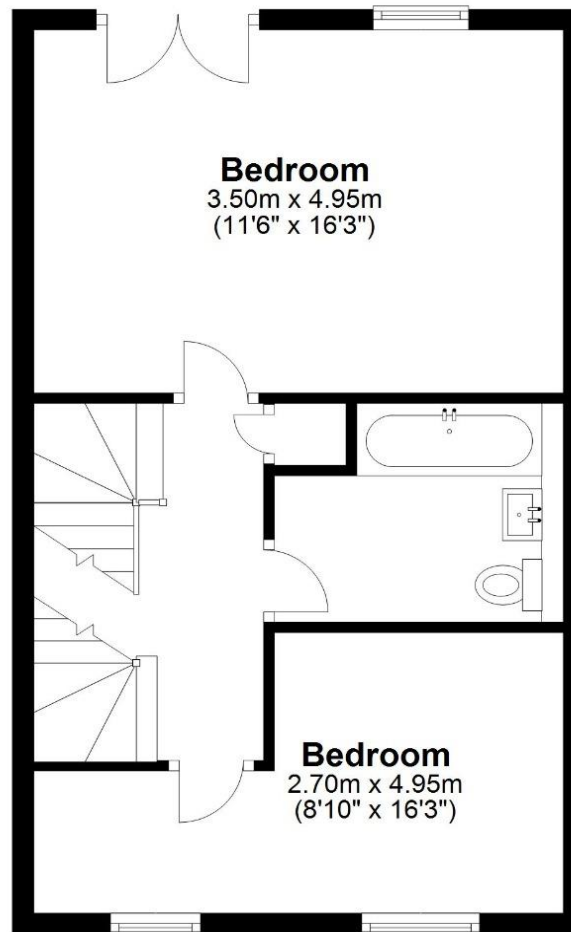
## Ground Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



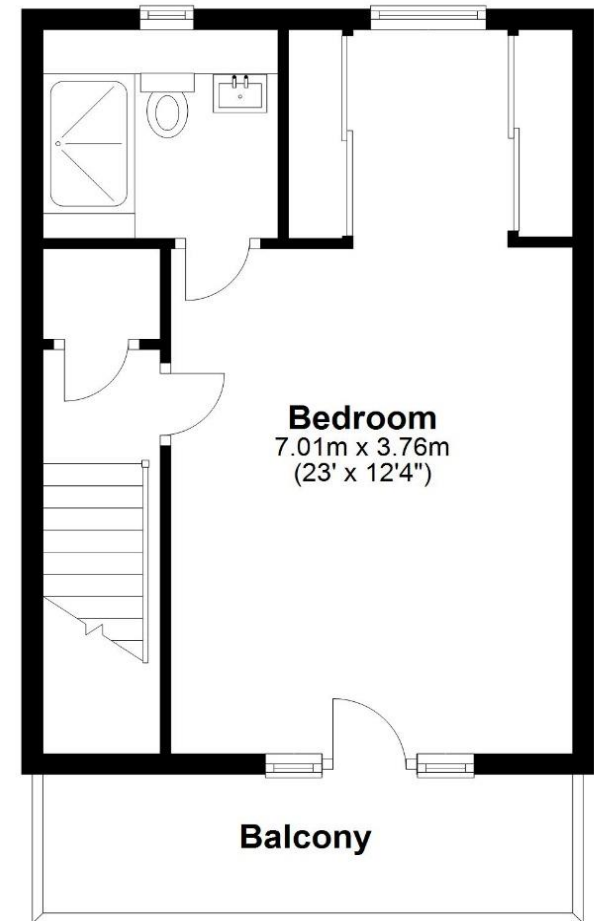
## First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



## Second Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 119.2 sq. metres (1282.8 sq. feet)



## Sycamore Avenue, Woking, Surrey

- **Staggered Terrace House**
- **Three Bedrooms**
- **Two Bathrooms**
- **Open Plan Kitchen/Living Room**
- **Off Street Parking**
- **NO ONWARD CHAIN**

Welcome to this inviting three-bedroom staggered terrace house that offers a harmonious blend of modern comfort and convenient urban living. The property features an impressive open plan kitchen and living room, with natural light, thanks to the bi-fold doors that seamlessly connect to the private rear garden. There are three well-appointed bedrooms and two tastefully designed bathrooms. An impressive principal bedroom suite occupies the entire top floor and features a dressing area, an en-suite shower room and a private balcony.

Enjoy the ease of off-street parking at the front of the property, eliminating the hassle of street parking. This property is ideally situated within walking distance of Woking Park and the vibrant Woking Town Centre. Furthermore, this exceptional property is offered to the market with NO ONWARD CHAIN, making it an excellent opportunity for those seeking a hassle-free transition into a well-appointed, centrally located home. Don't miss your chance to make this delightful property your own.

Woking town centre is a cosmopolitan town that has an eclectic array of bars, cafes and restaurants. The town also has a wide variety of shops, particularly in the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the south east as it runs a very fast and extremely frequent service into Waterloo (23 mins) and here you will also find a very efficient coach service to Heathrow Airport.

### Council Tax Band E -EPC Rating B

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.



