



**WOKING**

**£475,000**

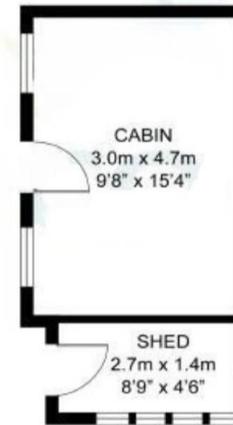
**Offered with the convenience of NO ONWARD CHAIN, this three-bedroom mid-terrace home offers comfortable living within easy reach of Woking Town Centre and its mainline station.**



**FIRST FLOOR**



**GROUND FLOOR**



GROSS INTERNAL AREA  
 GROUND FLOOR: 727.6 sq ft, 67.6 m<sup>2</sup>  
 FIRST FLOOR: 443.4 sq ft, 41.2 m<sup>2</sup>  
 TOTAL: 1171.0 sq ft, 108.8 m<sup>2</sup>

**Balmoral Drive, Woking**

Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only

## Balmoral Drive, Maybury, Woking, Surrey, GU22

- **Three Bedroom Mid Terrace Home**
- **Two Separate Reception Rooms**
- **Downstairs Cloakroom**
- **Conservatory**
- **Bathroom & Separate WC**
- **Cabin With Power**
- **Driveway Providing Off Street Parking**
- **Easy Reach Of Woking Town Centre & Mainline Station**
- **NO ONWARD CHAIN**

Offered with the convenience of NO ONWARD CHAIN, this three-bedroom mid-terrace home offers comfortable living within easy reach of Woking Town Centre and its mainline station.

The ground floor welcomes you with a seamless flow from the kitchen to the dining room, leading into a conservatory at the rear. A spacious lounge also adjoins the conservatory, featuring patio doors that open onto the rear garden, creating a seamless indoor-outdoor connection. Completing the ground floor is a convenient downstairs cloakroom, enhancing the practicality of daily living. Ascending the stairs to the first floor, you'll find three well-proportioned bedrooms, with built-in wardrobes adding functional storage solutions to the principal bedroom and bedroom two. A bathroom and separate WC cater to the needs of the household. Double glazing throughout and gas central heating ensure comfort year-round.

Outside, ample off-street parking awaits at the front, while the rear garden offers a tranquil retreat with its lawn, patio area, and sizeable shed with power, presenting ample space for outdoor activities and storage. With its convenient location and comfortable living spaces.

Conveniently positioned in a residential area just 1.4 miles from the town centre, mainline station, and esteemed local schools. Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offer a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the southeast. Additionally, travellers benefit from a highly efficient coach service to Heathrow Airport, and access just 5 miles away (J10, M25/A3), the motorway network enables effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band C - EPC Rating D - Tenure: Freehold

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.



