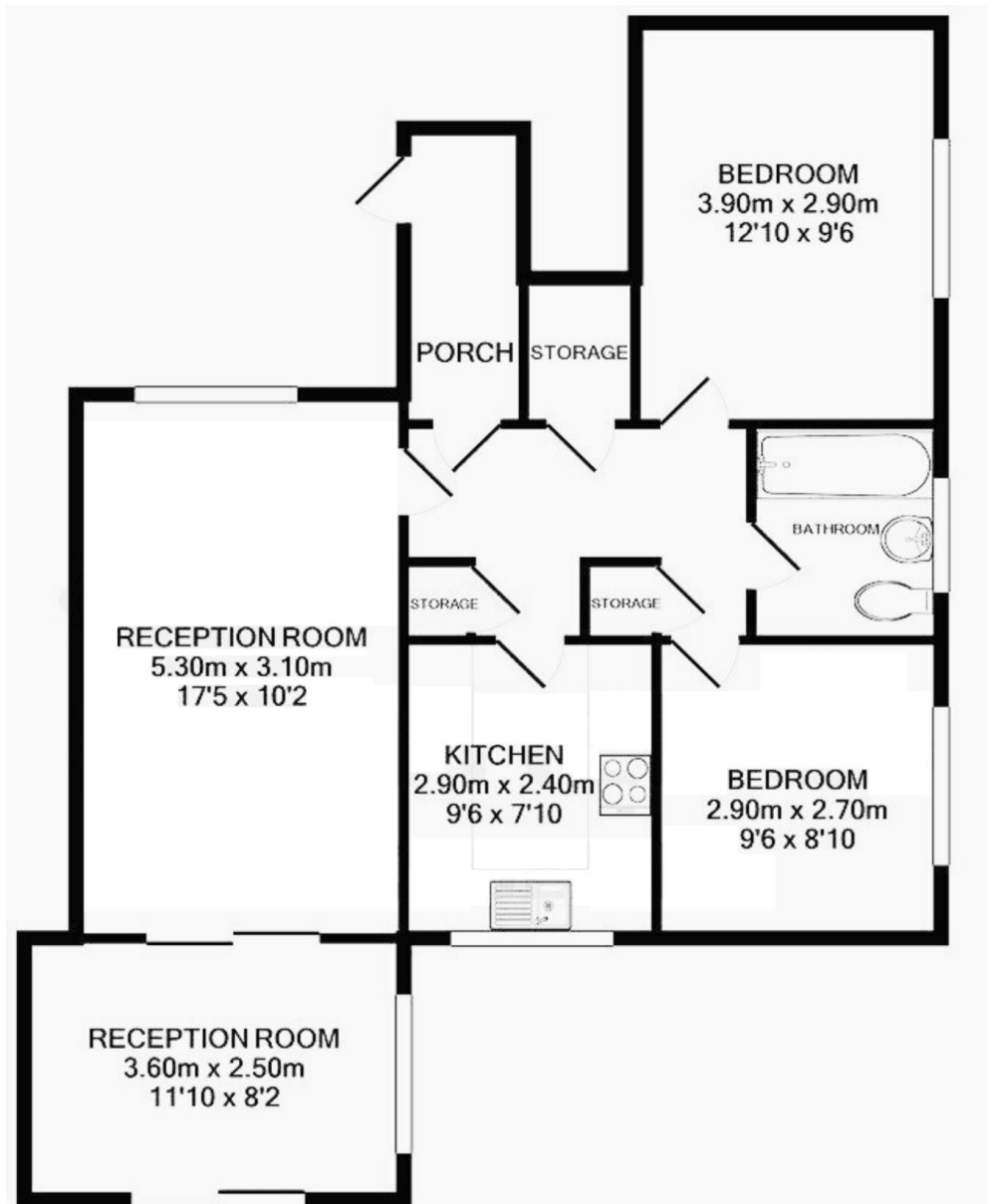




## ST JOHNS

**£350,000**

**Welcome to this charming  
ground floor maisonette,  
conveniently situated within  
easy reach of both  
St John's Village and  
Woking Town Centre.**



TOTAL APPROX. FLOOR AREA 67.2 SQ.M. (723 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



## Helmsdale, St Johns, Woking, Surrey, GU21

- **Two Bedroom Ground Floor Maisonette**
- **Modern Kitchen**
- **Three Piece Bathroom Suite**
- **Two Reception Rooms**
- **Double Glazing Throughout**
- **Private Rear Garden**
- **Direct Rear Access To Basingstoke Canal**
- **Garage Located In A Nearby Block**
- **Walking Distance of St Johns Village & Woking Town Centre**

Welcome to this charming ground floor maisonette, conveniently situated within easy reach of both St John's Village and Woking Town Centre. As you step through the front entrance porch, you are greeted by an inviting inner hall boasting three storage cupboards for added convenience. The modern kitchen awaits, offering a sleek space for culinary endeavours, while the spacious living room beckons with its welcoming ambiance. Sliding doors lead seamlessly to a separate reception room, illuminated by natural light and offering access to the rear garden through sliding patio doors, creating a seamless flow for indoor-outdoor living.

The accommodation boasts two generously sized double bedrooms, providing ample space for rest and relaxation, along with a well-appointed three-piece bathroom for added comfort. Outside, a generously sized private rear garden awaits, providing a tranquil retreat perfect for alfresco dining or leisurely pursuits, with the added bonus of direct access to the picturesque Basingstoke Canal. Additional benefits include double glazing throughout, ensuring energy efficiency and peace of mind, gas central heating via radiators, and the convenience of a garage located in a nearby block, rounding out this delightful property's appeal.

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 C - EPC Rating C - Tenure: Leasehold - 945 Years remaining on lease (2024)  
Ground Rent £45 PA - No Service Charge

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.





