



ST JOHNS

OIEO £800,000

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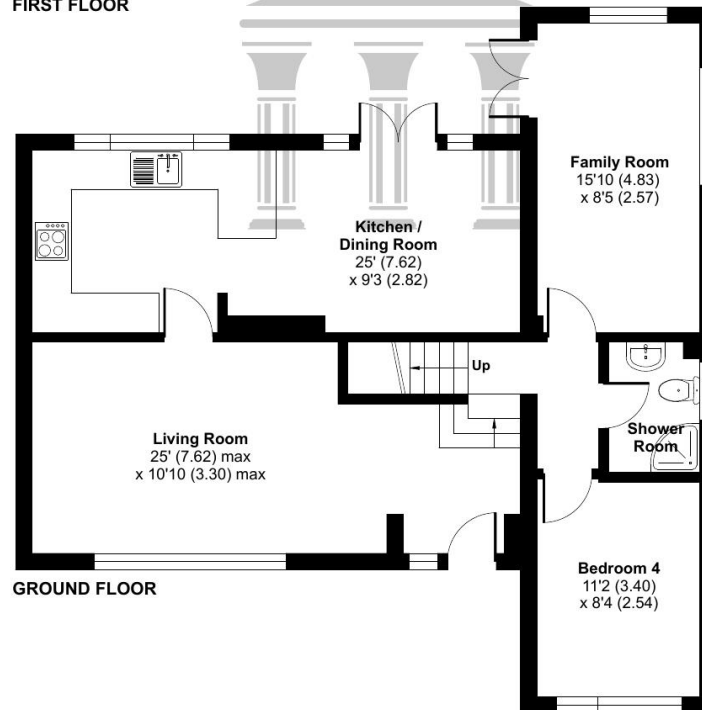
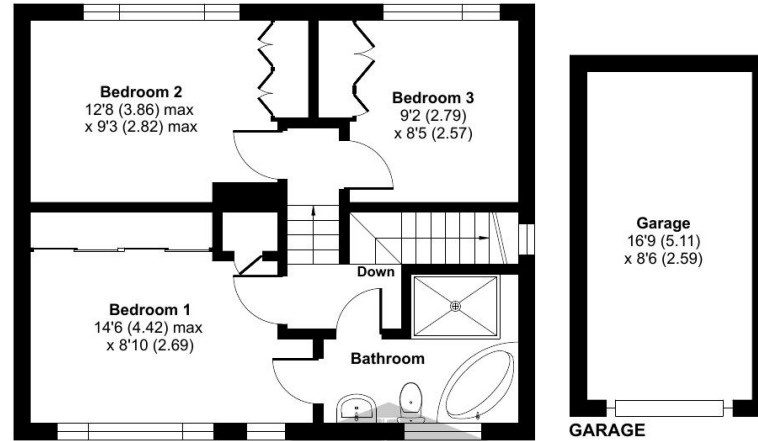


St. Johns Rise, St Johns, Woking, GU21



Approximate Area = 1347 sq ft / 125.1 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1490 sq ft / 138.3 sq m

For identification only - Not to scale



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

- **Detached Family Residence**
- **Kitchen/Breakfast Room**
- **Two Separate Reception Rooms**
- **Four Double Bedrooms**
- **Jack & Jill Bathroom**
- **Modern Shower Room**
- **Garage & Parking**
- **Stunning Far-Reaching Views**
- **Beautifully Landscaped Garden**
- **16-Panel PV Solar Array (earning feed-in tariff)**

Superbly presented, this four-bedroom, two-bathroom detached residence offers an exceptional living experience. Nestled peacefully in a highly sought-after cul-de-sac between Woking Town Centre and St Johns Village, this home boasts flexible accommodation over three floors. A standout feature is the breathtaking far-reaching views enjoyed from all front-facing windows and the composite decking at the top of the garden.

The interior includes a spacious living room, a separate dining room with double opening French doors, and a well-appointed kitchen/breakfast room. Furthermore, four generously sized double bedrooms, including the principal bedroom with a convenient Jack & Jill bathroom and a modern shower room. The landscaped tiered rear garden, featuring composite decking, offers a serene outdoor retreat. At the front, a block-paved driveway provides ample off-street parking and leads to a garage, ensuring both convenience and security. This fine home perfectly combines elegant design, modern amenities, and an enviable location, making it an ideal choice for discerning buyers.

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 multiple serene scenic walking routes at the doorstep including Basingstoke canal and Goldsworth Park Lake. 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 within walking distance, 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 F - EPC Rating B - Tenure: Freehold



