



SHEERWATER

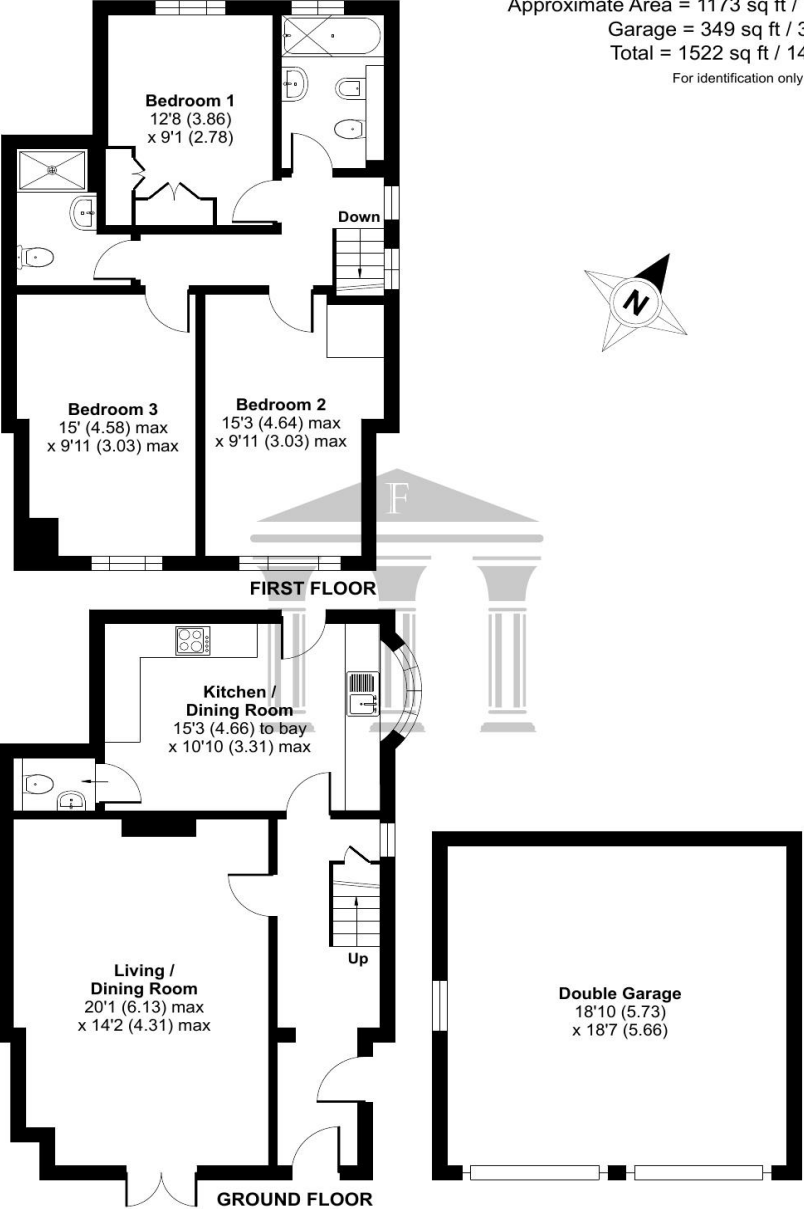
£550,000

Nestled in a quiet location, this charming three-bedroom end-of-terrace home boasts a spacious plot, offering ample privacy and outdoor space.

Lambourne Crescent, Woking, GU21

Approximate Area = 1173 sq ft / 109 sq m
Garage = 349 sq ft / 32.4 sq m
Total = 1522 sq ft / 141.4 sq m

For identification only - Not to scale



Lambourne Crescent, Sheerwater, Woking, Surrey, GU21

- **End Of Terrace House**
- **Three Bedrooms**
- **Downstairs Cloakroom**
- **Modern Kitchen/Breakfast Room**
- **Spacious Living/Dining Room**
- **Two Bathrooms**
- **Double Garage & Parking**
- **Peaceful Location**

Nestled in a quiet location, this charming three-bedroom end-of-terrace home boasts a spacious plot, offering ample privacy and outdoor space.

With a modern design throughout, the property welcomes you into a bright and airy ground floor featuring a stylish, modern fitted kitchen/dining room, perfect for entertaining or family meals. A generously sized living and dining area provides a versatile space to relax, while the convenient downstairs cloakroom adds to the home's practicality and functionality. Upstairs, you will find three well-proportioned bedrooms, each filled with natural light and designed to maximise comfort. The modern family bathroom is tastefully finished, complemented by an additional, separate shower room for added convenience.

Outside, the home offers off-street parking and a double garage, ideal for multiple vehicles or extra storage. Enhanced with gas central heating and double glazing, this home combines comfort with efficiency, making it an ideal retreat within a peaceful setting, yet close to local amenities.

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 South East. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band D - EPC Rating C - 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.



