

# MANNERS

## RESIDENTIAL

2 Bedroom House for Sale - £300,000  
Kinglake Court, St Johns, Woking, Surrey, GU21 8AL



### KEY FEATURES

- TERRACED HOUSE • LIVING ROOM • MODERN KITCHEN • MASTER BEDROOM WITH DRESSING AREA • FURTHER SECOND BEDROOM • MODERN WHITE BATHROOM SUITE • GAS CENTRAL HEATING • REAR GARDEN • EPC RATING:- C79 • FREEHOLD

## Description

Located in a courtyard position in a popular residential area between St Johns and Knaphill village centres and within walking distance of sought after local schools, this good sized two bedroom house has a modern kitchen and bathroom, and is gas centrally heated and double glazed.

On the ground floor there is an entrance hall, a good sized modern kitchen and a large living room giving access to a predominately lawned rear garden. From the first floor landing, there is a spacious master bedroom with a dressing area/cot room, a further bedroom and a modern bathroom with a shower.

Having been successfully let by Manners Residential for a number of years, this property is sure to appeal to both owner occupiers and investment buyers alike.

## Ground Floor

**Entrance Area** - With covered porch, storage cupboard and double glazed front door to hallway.

**Hallway** - With doors to kitchen and living room.

**Living Room** - With double glazed windows and door to rear, wall mounted gas fire and radiator.

**Kitchen** - With double glazed windows to front and fitted with a range of beech fronted units with complimentary work tops with inset sink unit. Space for cooker, washing machine and fridge/freezer. Wall mounted gas fired boiler.

## First Floor

**First Floor Landing** - Stairs from the living room lead to the first floor landing with doors leading to both bedrooms and bathroom.

**Bedroom One** - With double glazed window to rear and opening to dressing/cot room.

**Dressing/Cot Room** - With double glazed window to front, airing cupboard and built in wardrobe.

**Bedroom Two** - With double glazed window to rear and radiator.

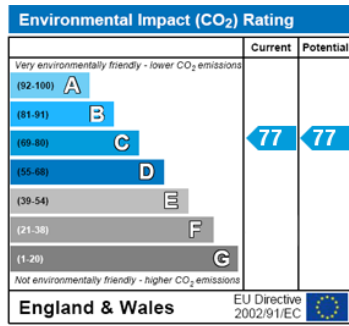
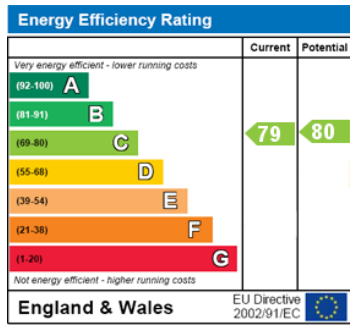
**Bathroom** - With double glazed windows to front and fitted with a modern white suite comprising: panel enclosed bath with shower over and screen, vanity unit with inset wash hand basin and low level w.c with concealed cistern. Heated towel rail.

## Exterior

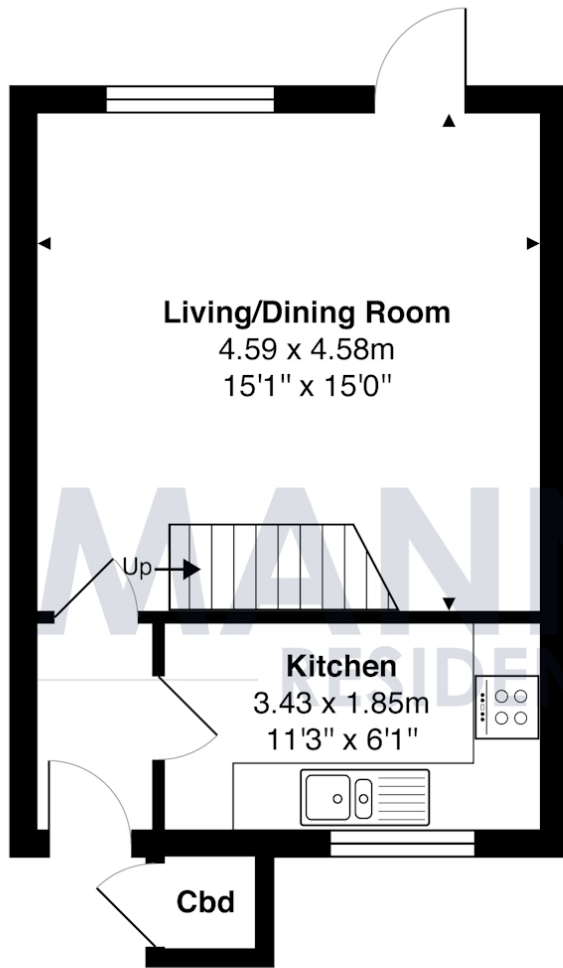
**Outside - Front** - The property is located in a courtyard position with an open plan front garden.

**Outside - Rear** - The property offers a rear garden which is predominately laid to lawn.



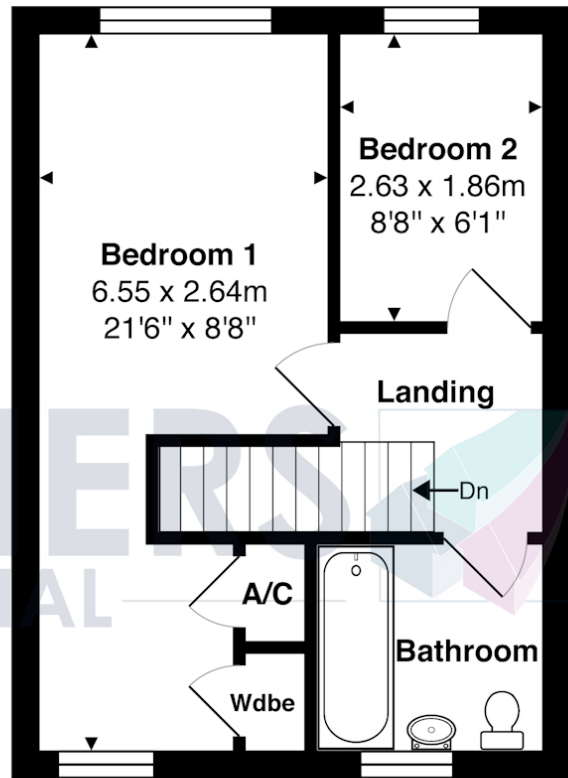


**Additional Information:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.



**Ground Floor**

Gross Internal Area 30.9 m<sup>2</sup> ... 332 ft<sup>2</sup>



**1st Floor**

Gross Internal Area 30.2 m<sup>2</sup> ... 325 ft<sup>2</sup>

Total Approx. Gross Internal Area 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale.

