

MANNERS

RESIDENTIAL

3 Bedroom House for Sale - £425,000
Church Road, St Johns, Woking, Surrey, GU21 7RN



KEY FEATURES

- VILLAGE LOCATION • VIEWS TOWARDS ST JOHNS CHURCH • THREE BEDROOMS • OPEN PLAN LOUNGE/DINING/FAMILY AREA • STUDY • KITCHEN AND UTILITY ROOM • FOUR PIECE BATHROOM • PRIVATE ROAD LOCATION • FREEHOLD • EPC RATING:- D64

Description

Occupying an enviable position with views towards St Johns Church, and just a stone's throw from the village centre and lye, this 1960's built terraced house, offers spacious ground floor accommodation, three generous bedrooms, a west facing courtyard style rear garden and off street parking.

Location

Situated along a private road, within a short level walk of the village, Tobermory offers much larger accommodation than its outward appearance would suggest. Approached via a driveway with parking for two cars, the ground floor accommodation comprises of an entrance hall, a large open plan lounge/dining/family room leading to a west facing courtyard rear garden, as well as a study, kitchen and utility room. A turning staircase from the hallway leads to a first floor landing, where you will find three double bedrooms, and a four piece family bathroom.

St Johns is one of Woking's most sought after village locations, offering a choice of traditional village shops and restaurants, as well as the Lye and access to the Basingstoke Canal. Primary and secondary schools are both within walking distance, and Woking's busy town centre and mainline station are just a short drive or bus ride away.

Ground Floor

Entrance Hall - With parquet flooring and doors to kitchen, utility room, study and open plan living area.

Lounge/Dining Room - 19' 0" x 14' 6" (5.8m x 4.45m) With parquet flooring, under stairs storage cupboard, and openings to family room/conservatory.

Family Room/Conservatory - 16' 2" x 9' 0" (4.95m x 2.76m) With windows to rear, laminate flooring and double doors to rear garden.

Study - 10' 5" x 7' 3" (3.18m x 2.22m) Double aspect room with windows to front and side.

Kitchen - 9' 10" x 7' 6" (3.01m x 2.29m) With double glazed window to front and fitted with a range of painted wood fronted units with contrasting work tops, with integrated oven, gas hob, extractor fan, fridge and freezer.

Utility Room - Fitted with a range of painted wood fronted units with contrasting work tops and appliance space for washing machine, tumble dryer, and freezer.

First Floor

First Floor Landing - A turning staircase from the lounge/dining room leads to a galleried first floor landing.



Bedroom 1 - 12' 4" x 9' 8" (3.76m x 2.95m) With windows overlooking the rear garden.

Bedroom 2 - 12' 3" x 8' 7" (3.74m x 2.62m) With windows to front overlooking the a green and views towards St Johns Church.

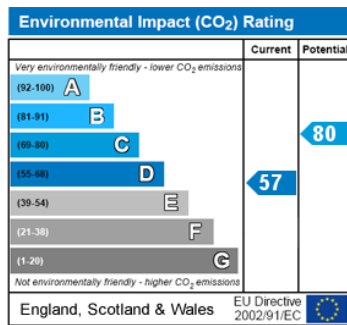
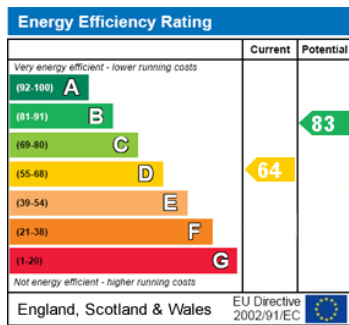
Bedroom 3 - 12' 10" x 6' 3" (3.93m x 1.93m) With window overlooking the rear garden.

Bathroom - With window to front and fitted with a four piece suite including, bath, oversized shower cubicle, basin and w.c.



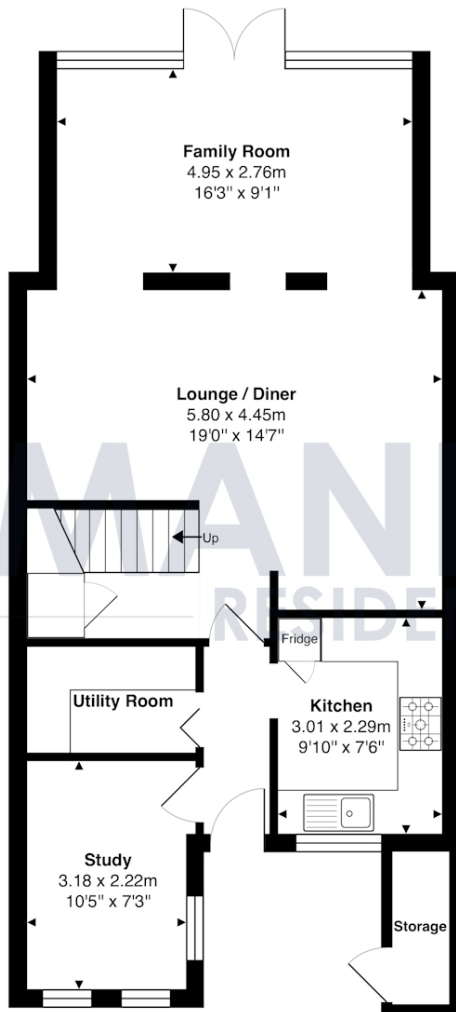
Exterior

Outside - There is a driveway to the front with parking for two cars, and an outside storage cupboard, which also houses the gas fired boiler. The property enjoys a partly walled west facing courtyard rear garden which is well enclosed and offers mature screening to either side.

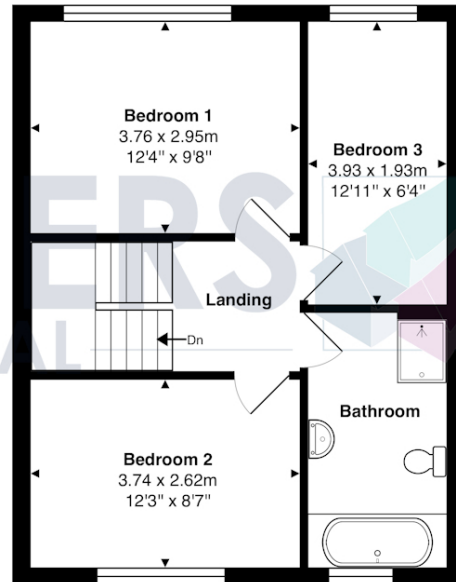


Additional Information: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.





Ground Floor
Approx. Gross Internal Area 65.9 m² ... 710 ft²



1st Floor
Approx. Gross Internal Area 44.2 m² ... 476 ft²

Total Approx. Gross Internal Area 110.1 m² ... 1185 ft²
All measurements are approximate and for display purposes only. Not to scale.