

MANNERS

RESIDENTIAL

3 Bedroom House for Sale - £550,000

Royal Oak Road, Woking, Surrey, GU21 7PD



KEY FEATURES

- DETACHED CHARACTER HOUSE • LIVING/DINING ROOM - 7.28M X 3.39M • MODERN FITTED KITCHEN - 4.17M X 3.39M • BREAKFAST ROOM/STUDY - 4.01M X 3.01M • BEDROOM ONE - 3.83M X 3.49M • BEDROOM TWO - 3.69M X 3.49M • BEDROOM THREE - 2.46M X 2.26M • DOWNSTAIRS BATHROOM • FREEHOLD • EPC RATING:- E48

Description

CHAIN FREE PURCHASE! This detached Victorian family house is full of character and charm and can be found in a popular residential area within a short walk of the vibrant town centre of Woking with its shopping complex, theatre and cinema not to mention the mainline train station with fast links to London Waterloo.

The well presented light and airy accommodation comprises of entrance hall, spacious lounge with bay window and wood burning stove, open plan dining room, downstairs refitted bathroom, modern refitted kitchen with appliances, breakfast room with pleasant aspect over the secluded rear garden, stairs and landing, three good sized bedrooms, upstairs cloakroom, double glazed windows and gas radiator heating.

Woking main line train station provides fast and regular services direct to Waterloo (about 30 mins). The town centre is next to the station and offers a comprehensive selection of shopping, dining and entertainment facilities including a theatre and cinema complex.

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

