

MANNERS

RESIDENTIAL

3 Bedroom House for Sale - £435,000

Oak Bank, Guildford Road, Woking, Surrey, GU22 7QY



KEY FEATURES

- THREE BEDROOM HOUSE • OPEN PLAN LIVING AREA • GOOD SIZED KITCHEN AREA • BATHROOM WITH PART VAULTED CEILING • GAS CENTRAL HEATING • DOUBLE GLAZING • ENCLOSED REAR GARDEN • BRICK BUILT CAR PORT • FREEHOLD • EPC RATING:- C69

Description

NO ONWARD CHAIN. Located in a highly convenient position within a short walk of Woking town centre and mainline station, this particularly spacious three bedroom terraced house benefits from open plan living accommodation, off street car parking and a private enclosed rear garden.

Location

The accommodation is spacious and consists on the ground floor of a downstairs cloakroom, a large open plan living area, with a picture window to the front, sliding patio doors to the rear, a good sized kitchen area and an open tread staircase leading to three generous bedrooms and a bathroom with a part vaulted ceiling. There are gardens to front and rear, as well as having the advantage of a brick built car port. Woking town centre and mainline station are both just a short walk away, as too are Woking Park, leisure centre and sports and recreational facilities in the Kingfield area.

Ground Floor

Entrance Area - Covered entrance area with door to hallway.

Hallway - With cloaks cupboard, and door to living room and cloakroom.

Cloakroom - With window to front and white suite.

Open plan living room - 23' 5" x 18' 4" (7.16m x 5.61m) With picture window to front, sliding patio doors to rear, open tread staircase to first floor and opening from the dining area to kitchen.

Kitchen - 8' 11" x 8' 7" (2.73m x 2.62m) With window to rear and fitted with a range of white fronted units and laminate work tops. Appliance space for fridge, washing machine and cooker.

First Floor

Landing - An open tread staircase from the living area leads to the first floor landing with airing cupboard, storage cupboard and access to loft space.

Bedroom One - 18' 4" x 9' 4" (5.6m x 2.87m) With double glazed windows to rear, built in wardrobes.

Bedroom Two - 10' 6" x 9' 1" (3.22m x 2.79m) With double glazed window to front.

Bedroom Three - 9' 1" x 7' 6" (2.78m x 2.29m) With double glazed window to front.

Bathroom - With part vaulted ceiling and fitted with a white suite.

Exterior

Outside - There is a brick built car port to the front of the property providing off street parking and the property enjoys a private enclosed garden to the rear.

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 fitted appliances, electrical or plumbing installation or central heating systems.

