

# MANNERS

## RESIDENTIAL

3 Bedroom House for Sale - £470,000

De Lara Way, Woking, Surrey, GU21 6NY



### KEY FEATURES

- NO ONWARD CHAIN • TOWN HOUSE • DOUBLE ASPECT LIVING ROOM • DOWNSTAIRS CLOAKROOM • THREE BEDROOMS • RECENTLY REFITTED KITCHEN & BATHROOM • GAS CH AND DOUBLE GLAZING • GARDEN AND GARAGE • FREEHOLD • EPC RATING:- D67

## Description

OFFERED FOR SALE WITH NO ONWARD CHAIN. Located in a sought after cul de sac within walking distance of Woking town centre, mainline station and Goldsworth Primary School, this three bedroom Neo Georgian terraced house, has a recently refitted kitchen and bathroom, and good sized west facing rear garden and a garage in a close by block.

Situated in a cul de sac position and approached by a pathway leading to a Georgian style entrance portico, the ground floor accommodation comprises of an entrance hall, downstairs cloakroom, a spacious double aspect living room with access to the rear garden and a recently refitted kitchen with appliances including oven, hob and extractor fan. Stairs from the hall way lead to a galleried first floor landing, three good sized bedrooms, all with built in wardrobes and a recently refitted white bathroom suite. The neutrally decorated accommodation is complimented with a gas radiator central heating system, double glazing, an enclosed west facing rear garden and a GARAGE in a close by block.

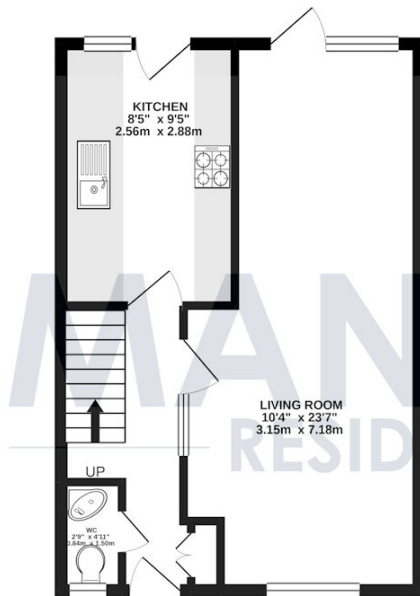
Woking's town centre offers an excellent range of shops and recreational facilities, including two theatres and a multi-screened cinema. Trains from Woking's main line station reach London Waterloo and coaches from the airport also serve Heathrow airport.

**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.

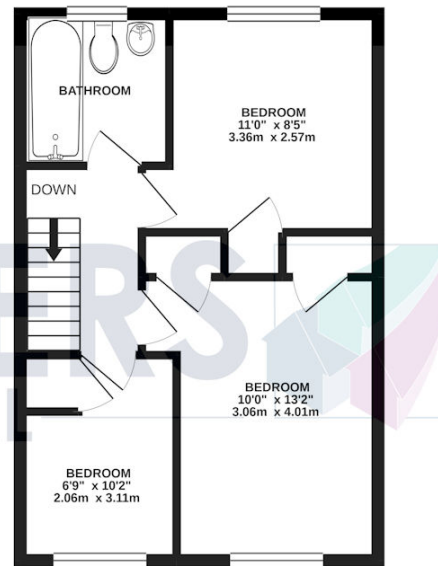


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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