

# MANNERS

## RESIDENTIAL

3 Bedroom House for Sale - Offers in Region of £650,000

St Johns Road, Woking, Surrey, GU21 7PE



### KEY FEATURES

- ATTRACTIVE DETACHED HOUSE • THREE BEDROOMS & THREE RECEPTION ROOMS • GALLEY KITCHEN/BREAKFAST ROOM • GAS CH & DOUBLE GLAZING • DETACHED GARAGE, OFFICE AND WORK SHOP • DRIVEWAY • SECLUDED SOUTH FACING REAR GARDEN • SCOPE FOR MODERNISATION AND RE-MODELLING • FREEHOLD • EPC RATING:- E51

## Description

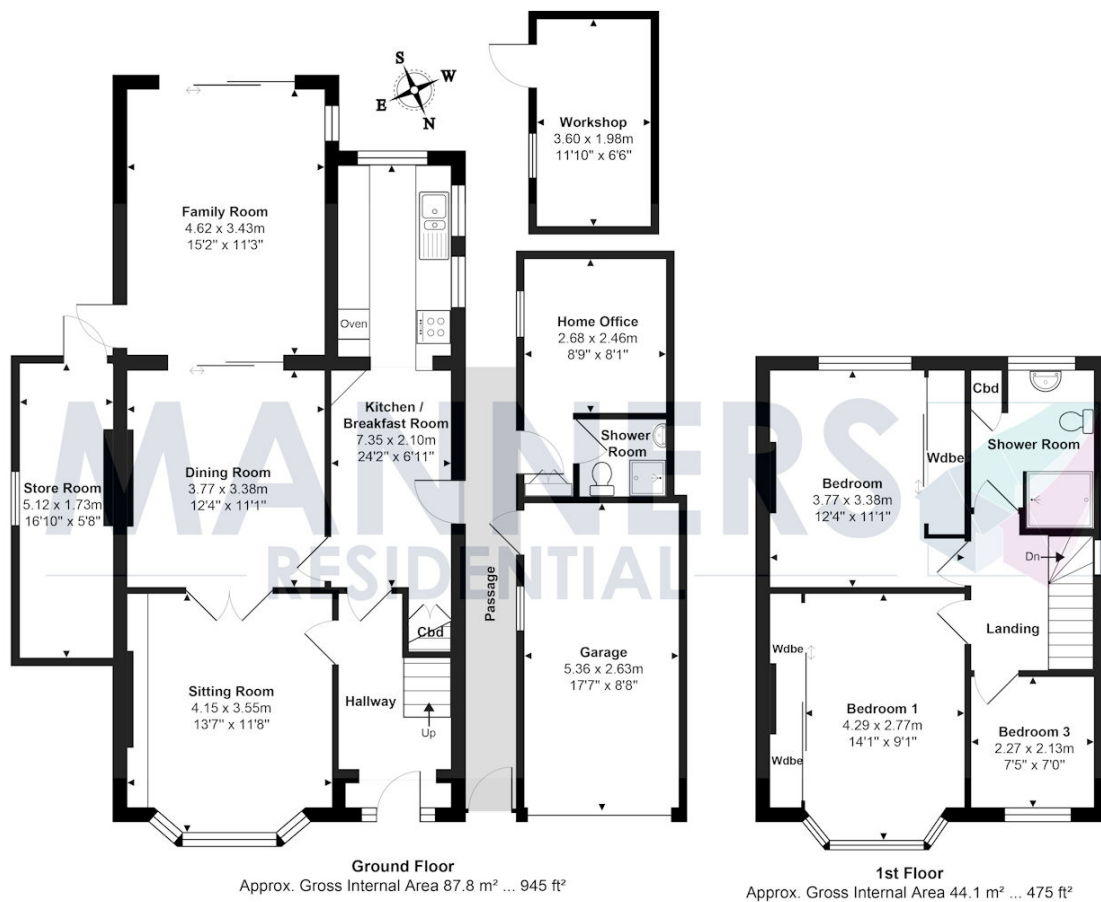
A fantastic opportunity to purchase this attractive three bedroom bay fronted detached house with a secluded south facing rear garden, which offers scope for some modernisation and re modelling, as well as being located in a sought after position within easy reach of Woking town centre and Goldsworth Primary School.

Set back from St Johns Road and screened by mature hedgerow, the property is approached by a generous driveway providing parking for two/three cars. The ground floor accommodation has been extended to rear and comprises of reception hall leading to a cosy sitting room with an open fireplace, bay window and double doors leading to a good sized separate dining room, which in turn leads to family room and access to the secluded rear garden. There is also a long galley style kitchen which has a designated breakfast area and a personal door providing convenient access to the separate office and shower room. In our opinion the kitchen/breakfast area, dining room and the family room lend themselves perfectly to providing a modern open plan living area across the rear of the property.

A staircase from the hallway leads to a galleried first floor landing offering access to two large double bedrooms (both with extensive built in wardrobes), a smaller third bedroom and bathroom ( currently being used as a shower room).

The property enjoys a good sized plot, with a secluded south facing rear garden with an abundance of mature, and cared for shrubs, bushes and trees providing a real sense of tranquility. Behind the detached garage, you will find a work shop, and a home office which also has a shower/cloak room. There are also additional outbuildings providing further

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 78   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 51   E  |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



Total Approx. Gross Internal Area 131.9 m<sup>2</sup> ... 1420 ft<sup>2</sup> (excluding passage, garage, workshop)

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)