

MANNERS

RESIDENTIAL

4 Bedroom House for Sale - £625,000

Thacker Mews, Guildford Road, Woking, Surrey, GU22 7QL



KEY FEATURES

- THREE STOREY TOWN HOUSE • FOUR BEDROOMS • TWO EN-SUITES & FAMILY BATHROOM • LIVING ROOM • WELL EQUIPED KITCHEN/DINING ROOM • CLOAKROOM • PARKING FOR TWO CARS • STONE'S THROW TO TOWN AND STATION • FREEHOLD • EPC RATING:- A92

Description

We are delighted to offer this luxuriously appointed four bedroom town house, with an enclosed back garden and driveway with two car parking spaces, forming part of a select gated development, located in a highly convenient central position within a stone's throw of Woking town centre and mainline station.

Offered for sale with the benefit of no onward chain, this "A" rated energy efficient mid terrace town house offers spacious, light and airy accommodation with a contemporary feel and modern fittings throughout.

On the ground floor you will find an entrance hall with a w.c., a living room with French doors providing access to an enclosed garden. The kitchen/dining room is also accessed from the hall, and is well equipped with built in appliances including a microwave, dishwasher, fridge/freezer and washing machine, as well as plenty of room for a dining table and chairs. Stairs from the entrance hall lead up to the first floor landing where you will find a good sized master bedroom with ensuite shower room and Juliet balcony, as well as a further double bedroom. On the top floor there are two additional double bedrooms, one with an en suite shower room as well as the family bathroom. The whole being double glazed and gas centrally heated. Outside, the property is situated in a gated mews development and benefits from a driveway with two parking spaces, and an enclosed garden to the rear.

Location

Woking town centre is just a stone's throw away, with its excellent range of shopping, entertainment and dining facilities, and its mainline station offers a fast direct service to London Waterloo.

Ground Floor

Hall - With doors to cloakroom, living room and kitchen/dining room, and stairs to first floor.

Cloakroom - With window to front and fitted with a white suite.

Living Room - 11' 8" x 16' 1" (3.57m x 4.91m) With French doors leading to the rear garden, under stairs cupboard.

Kitchen/Dining room - 16' 11" x 8' 11" (5.17m x 2.73m) With window to front and fitted with an extensive range of modern units, and fitted appliances including, oven, hob, extractor, fridge/freezer, dishwasher, microwave and washing machine.

First Floor

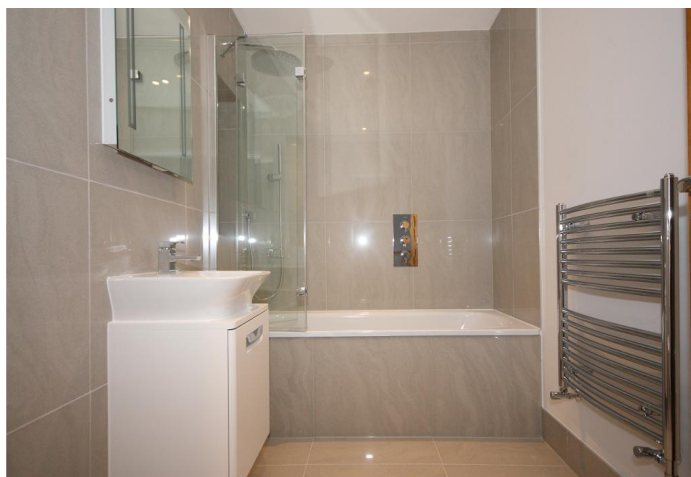


First Floor Landing - With doors to bedrooms 1& 2 and stairs to second floor landing.

Bedroom One - 10' 8" x 16' 1" (3.27m x 4.91m) With windows and door and Juliette balcony to rear, door to en suite shower room.

En Suite Shower Room - Fitted with a white three piece suite including over sized shower cubicle.

Bedroom Two - 11' 11" x 16' 1" (3.64m x 4.91m) With two windows to front.



Second Floor

Second Floor Landing - With doors to bedrooms 3 & 4 and family bathroom. Cupboard housing hot water cylinder.

Bedroom Three - 8' 11" x 16' 1" (2.72m x 4.91m) With window to rear and door to en suite shower room.

En Suite Shower Room - Fitted with a white three piece suite including over sized shower cubicle.

Bedroom Four - 8' 0" x 16' 1" (2.46m x 4.91m) With two windows to front.



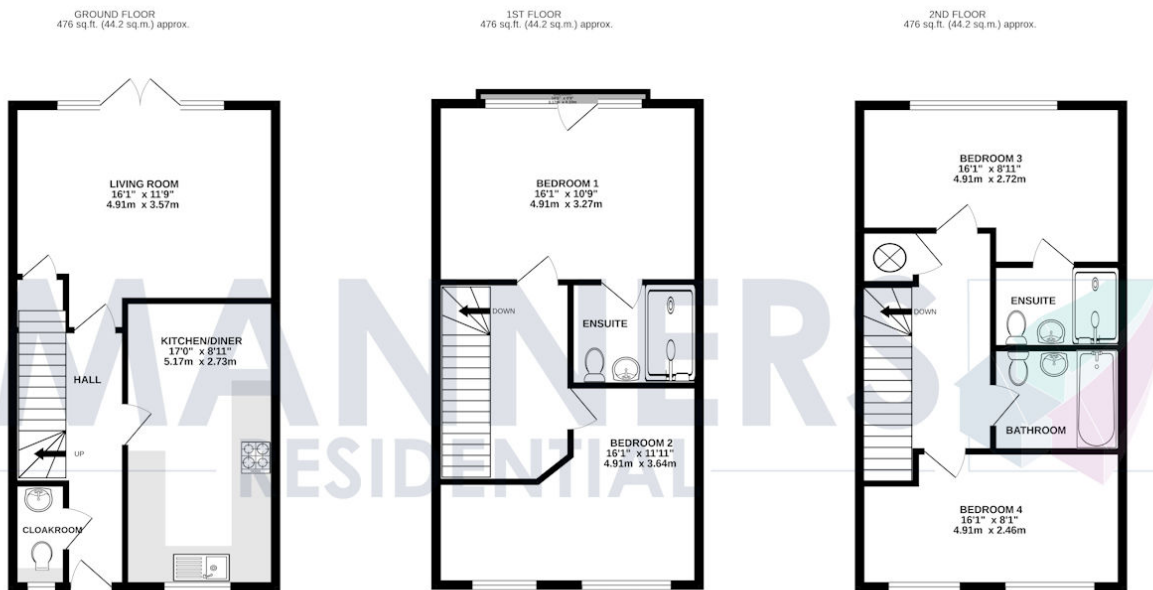
Family Bathroom - Fitted with a white three piece suite.

Exterior

Outside - The property is located in gated private mews development. There is driveway parking for two cars to the front of the property, and there is a private enclosed rear garden, with a full width patio area and garden shed.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	92 A	93 A
69-80	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 appliances, electrical or plumbing installation or central heating systems.



TOTAL FLOOR AREA: 1427 sq.ft. (132.5 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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