

# MANNERS

## RESIDENTIAL

3 Bedroom House for Sale - £450,000  
Mount Hermon Close, Woking, Surrey, GU22 7TU



### KEY FEATURES

- NO ONWARD CHAIN • NEO GEORGIAN TOWN HOUSE • DOUBLE ASPECT LIVING ROOM • MODERN KITCHEN WITH APPLIANCES • CLOAKROOM • THREE BEDROOMS • MODERN BATHROOM • GAS CH & DOUBLE GLAZING • GARDEN AND GARAGE • EPC- D61 / COUNCIL TAX BAND:- D

## Description

Ideally located in the highly sought after Mt Hermon area, within a short walk of Woking town centre and mainline station, this three bedroom terraced town house offers a modern kitchen and bathroom, an enclosed 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 a the rear garden and a modern 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, and a modern white bathroom suite. The neutrally decorated accommodation is complimented with a gas radiator central heating system, double glazing, a good sized enclosed rear garden and a GARAGE in a close by block.

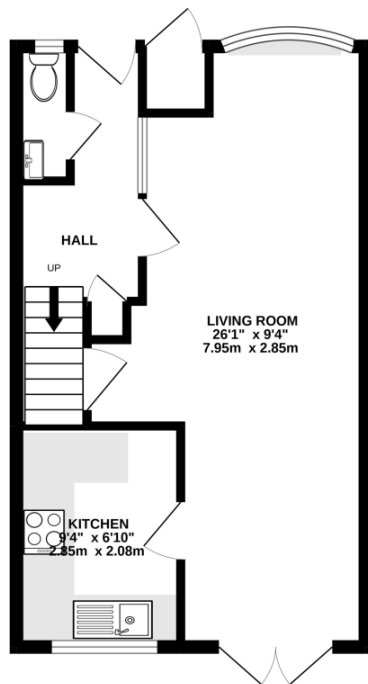
Woking's town centre offers an excellent range of shops and recreational facilities, including two theatres and a multi-screened cinema. Trains from Woking's main line station reach London Waterloo and coaches from the airport also serve Heathrow airport.

**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.

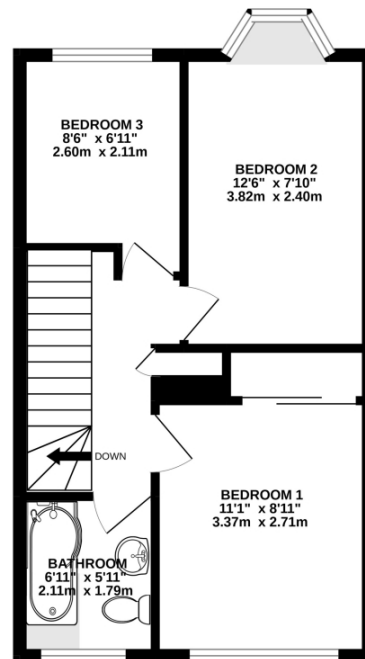
## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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 is given to their operability or efficiency can be given.  
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