

MANNERS

RESIDENTIAL

3 Bedroom House for Sale - £470,000

Midhope Close, Woking, Surrey, GU22 7UF



KEY FEATURES

- NO ONWARD CHAIN • NEO GEORGIAN TOWN HOUSE • DOUBLE ASPECT LIVING ROOM • MODERN KITCHEN WITH APPLIANCES • THREE GOOD SIZED BEDROOMS • MODERN BATHROOM • GAS CH & DOUBLEGLAZING • GARAGE AND GARDEN • FREEHOLD • EPC RATING:-D68 / COUNCIL TAX BAND:- D

Description

NO ONWARD CHAIN. Ideally located in the highly sought after Mt Hermon area, within a short walk of Woking town centre and mainline station, this well presented 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.

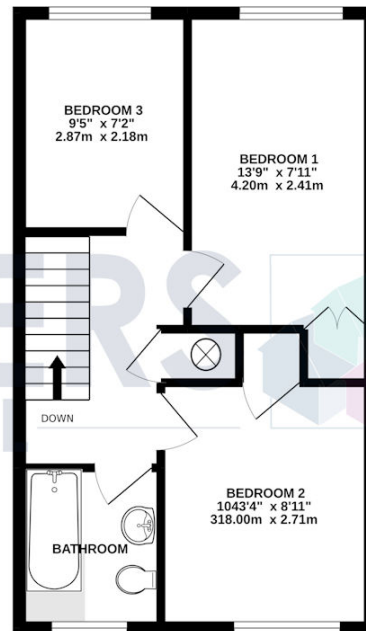
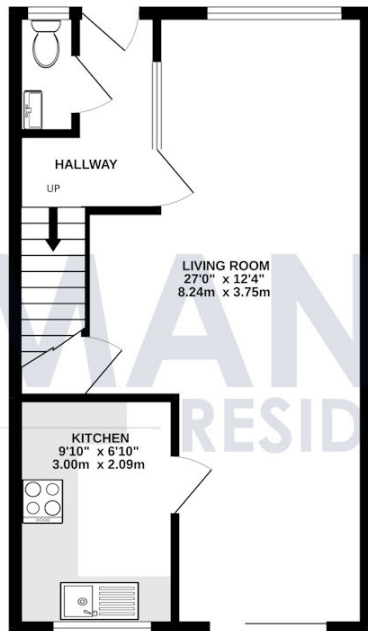
Additional Information: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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 as to their operability or efficiency can be given.
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