

Bourne



Gloster Road, Old Woking, Woking, Surrey, GU22 9EX

£400,000

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Upon entering, a front door leads to an entrance porch, ideal for hanging coats and shoe storage. From here you enter into the main living space with stairs to the first floor landing.

The sitting room is spacious with wood flooring, front aspect double glazed window and door opening into the kitchen. A modern kitchen/diner offers a range of white gloss, wall and base level units, granite work surfaces over and space for appliances. From the kitchen diner a door opens into a conservatory which overlooks and leads to the garden.

Upstairs there are three conventional sized bedrooms and a refitted bathroom with panel enclosed bath, shower over, hand basin and low level WC with tiled surrounds.

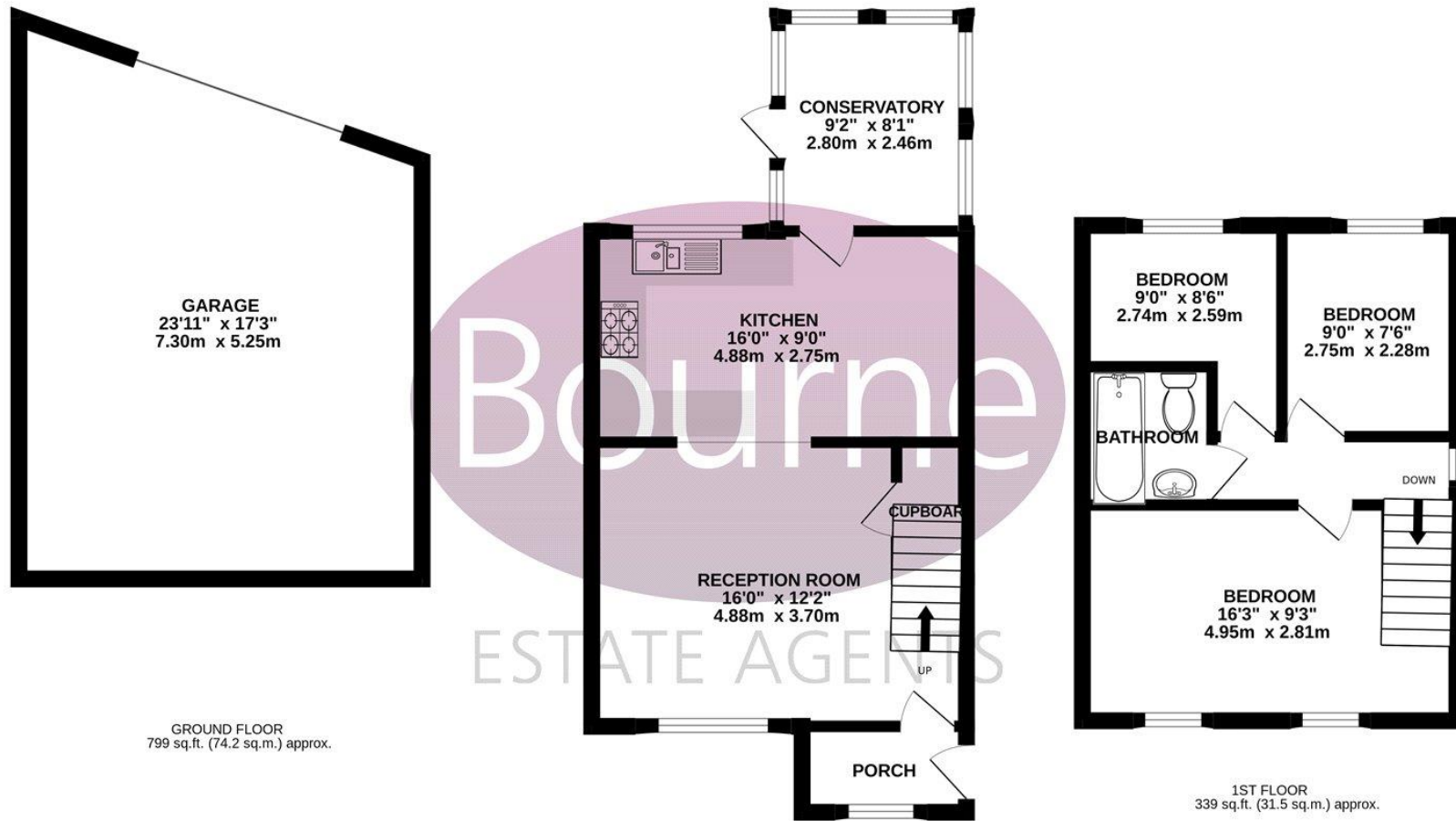
Externally there is a landscaped garden with artificial grass, newly decked area and a garage with electric roller door.

Freehold

- Semi-detached house
- Three bedrooms
- Spacious living room
- Conservatory
- Modern kitchen with granite work surfaces
- Stylish bathroom
- Enclosed garden
- Double garage
- Extended porch
- Close to local shops and schools



Floorplan

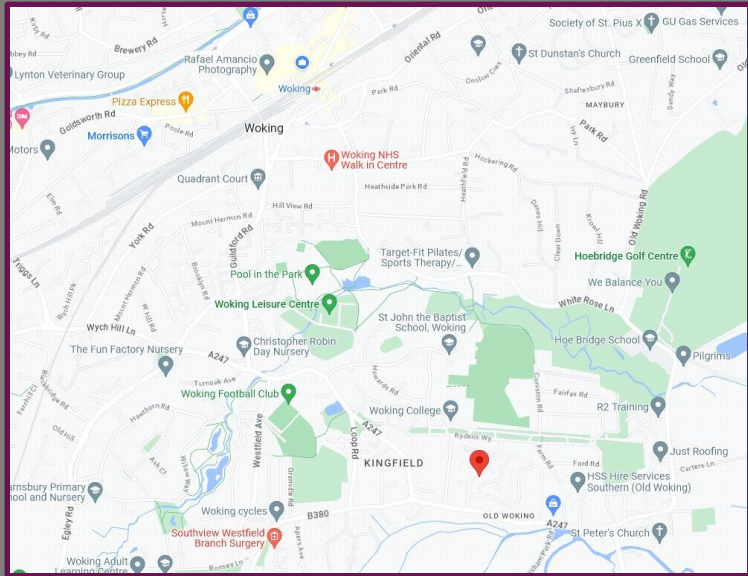


TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.

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.

Location

Woking is a busy commuter town with several trains an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). There are two main shopping centres, The Peacocks Centre and Wolsey Place, both hosting all the major high street retail brands and designer boutiques. There are also a number of fine restaurants, bars, pubs and cafes, which cater for ones every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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