



Queens Court, Woking, Surrey, GU22 7NE

£475,000

# Queens Court, Woking, Surrey, GU22 7NE

Located in a prime town center location, this 4-bedroom townhouse offers a versatile accommodation generously spread out across three floors.

Entering into the ground floor, a large hallway has access to the downstairs WC, utility room leading to garage, stairs leading to first floor and a ground floor reception room/bedroom 4. This large room has direct access out to the south facing garden.

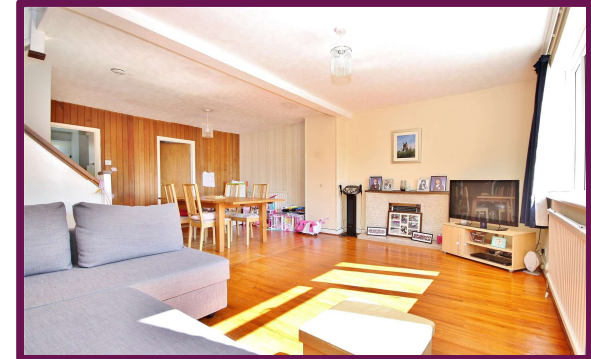
Moving up to the first floor, you'll discover a spacious and well-lit living/dining room, perfect for relaxation and entertainment. The separate kitchen offers a range of units with work surfaces over and a large window and an additional study offers extra space for work or leisure activities, catering to your lifestyle needs.

The top floor is dedicated to your comfort, offering two bright double bedrooms each with fitted storage and a single bedroom. The bedrooms are serviced by a fully tiled bathroom with shower over bath, low level WC and hand basin.

Externally, there is an enclosed rear garden which is very low maintenance and has a bright southerly aspect. Parking is available to the front via private driveway and leads to the garage

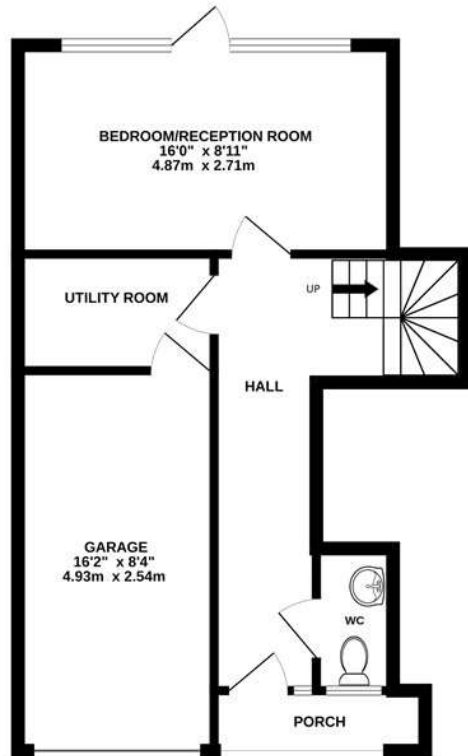
Council Tax Band D - £2,248.77pa

- Town centre town house
- 3/4 bedrooms
- Versatile accommodation
- Large living room
- Modern bathroom
- Separate study
- Fully tiled bathroom
- Short walk to Woking town centre and mainline station
- Driveway and garage
- Enclosed south facing garden



# Floorplan

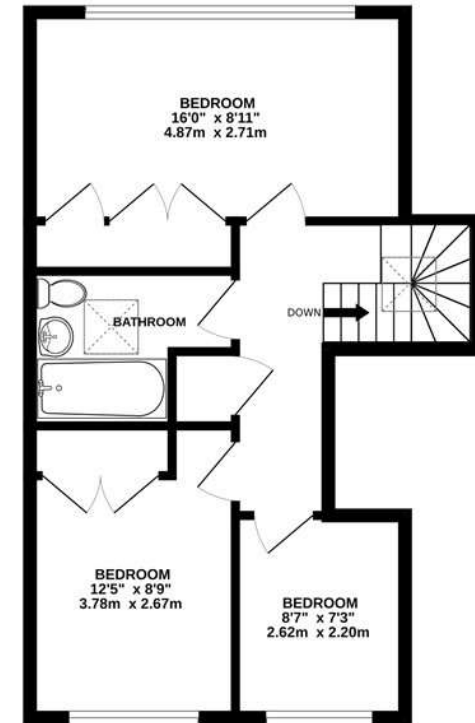
GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

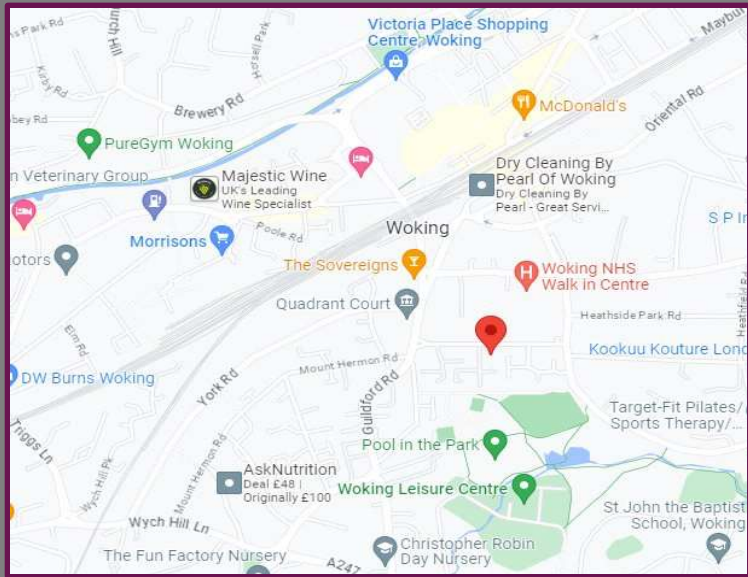


TOTAL FLOOR AREA : 1431 sq.ft. (132.9 sq.m.) approx.

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 caters for every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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