

Bourne

ESTATE AGENTS



Maybury Hill, Woking, Surrey, GU22 8AH

£575,000

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Charming red brick 3 bedroom character semi-detached house positioned in the sought after Maybury Hill, set one mile from Woking Station.

The ground floor features an inviting, spacious entrance hall leading to both the kitchen and the living room. The Living/Dining room boasts a feature fireplace and bay window, creating an open and welcoming atmosphere. The kitchen/breakfast room is equipped with a range of eye and base level units, along with a breakfast bar area, and overlooks the rear garden with access to the study. A refurbished W/C completes the downstairs space.

Upstairs, three double bedrooms await, two of which include fitted wardrobes. The exceptionally large family bathroom has recently been refurbished, featuring a separate shower cubicle and bath.

Externally, the garden, primarily laid to lawn with mature borders, provides a high level of seclusion and privacy, complemented by a charming seated area at the rear.

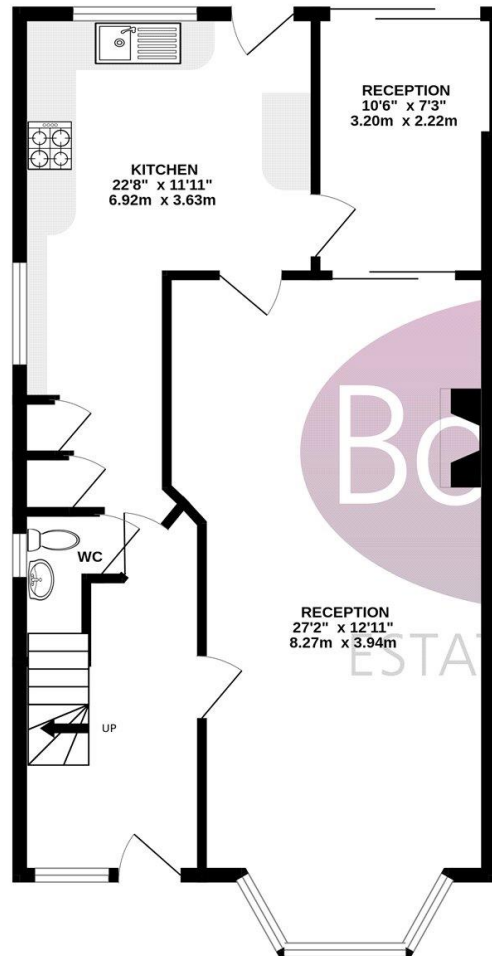
Council Tax Band E - £2,748.50pa (2023-2024)

- Red brick character property
- Semi-detached
- 3 bedrooms
- Three reception areas
- Luxury re-fitted bathroom
- Downstairs WC
- Enclosed garden
- Sought after location
- Walking distance of the station



Floorplan

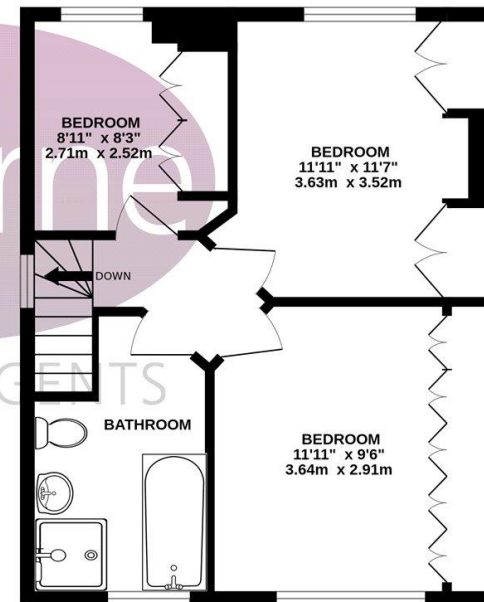
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.

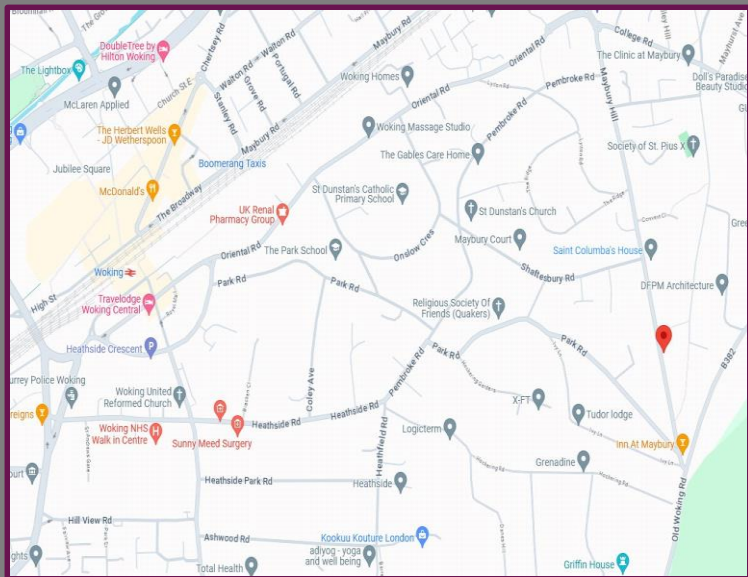
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



Location

Woking is a busy commuter town with several trains per hour providing a fast direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place which hosts major high street retail brands, a multi-screen cinema and the New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes which cater for every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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