



Avonmor Mews, Portsmouth Road, Ripley, Woking, Surrey, GU23 6EQ

£450,000

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An exceptional three bedroom maisonette, set in a modern development in the sought after Ripley village close to local shops, schools, award winning Coffee shops, Papercourt sailing lakes and the River Wey.

This stylish 3 bedroom property benefits from its own front door, which upon entry has wide slow rising stairs to first floor landing.

Reaching the first floor, a hallway gives access to each internal room. The kitchen is a fantastic room with large bay window and space for dining table. The kitchen comprises tiled flooring and a range of wall and base level units with integrated appliances and worktops over.

The living room boasts a fireplace and Juliet balcony with French doors and windows providing stunning views of the surrounding countryside landscapes. Two bedrooms can be found on the first floor, each with wardrobe storage and the larger with an en-suite shower room. A family bathroom services the other bedroom.

Finally stairs with storage underneath, lead to the 2nd floor which boasts a large double bedroom with a wall of fitted wardrobes and en-suite shower room. Further storage in the eaves is easily accessible from each the bedroom and from within the wardrobes.

Other benefits include gas central heating, two parking bays within the gated community and communal paddock perfect for enjoying peaceful views of local wildlife across the fields. Easy access to the A3 and M25 with Woking or Guildford Town Centre and Mainline Train Station a short drive away.

Council Tax Band D - £2177.42

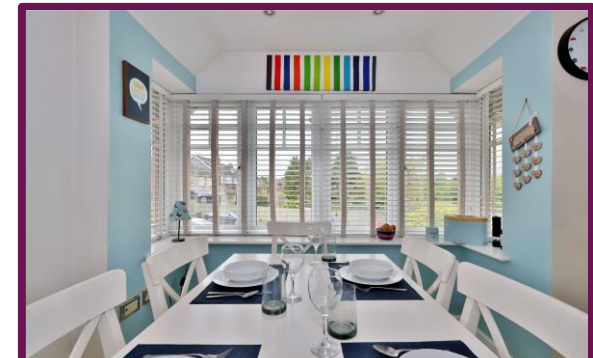
Service Charge - £500

Ground Rent - £0

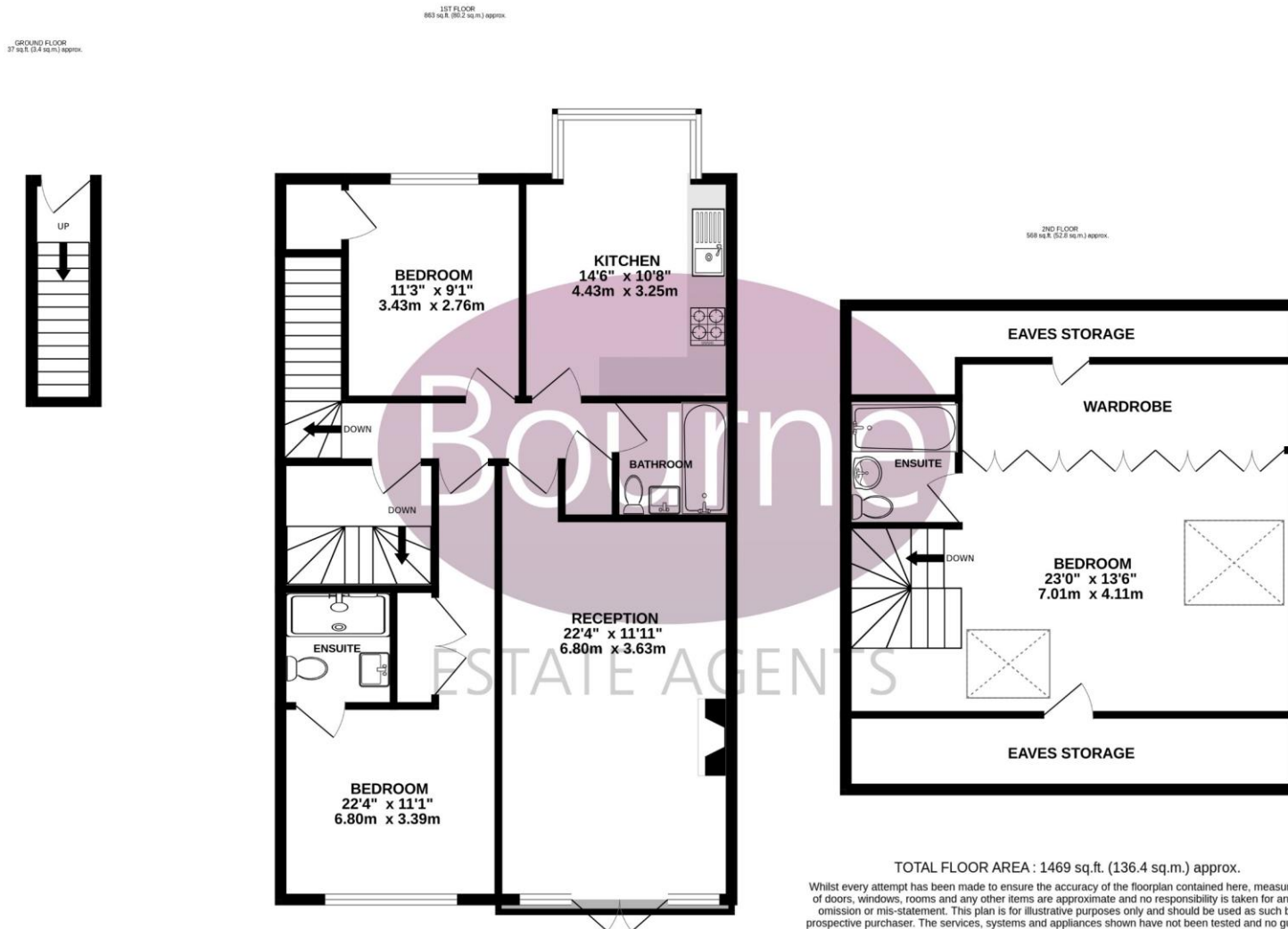
Leasehold - 981 years remain

(Figures correct at time of publishing)

- Spacious accommodation spread across three floors
- Three double bedrooms
- Three bathrooms
- Bright kitchen with bay window
- Large reception room with Juliet balcony
- Two allocated parking spaces
- Gated community of just 9 properties
- Ample fitted storage
- Communal paddock and cycle shed for residents enjoyment



Floorplan



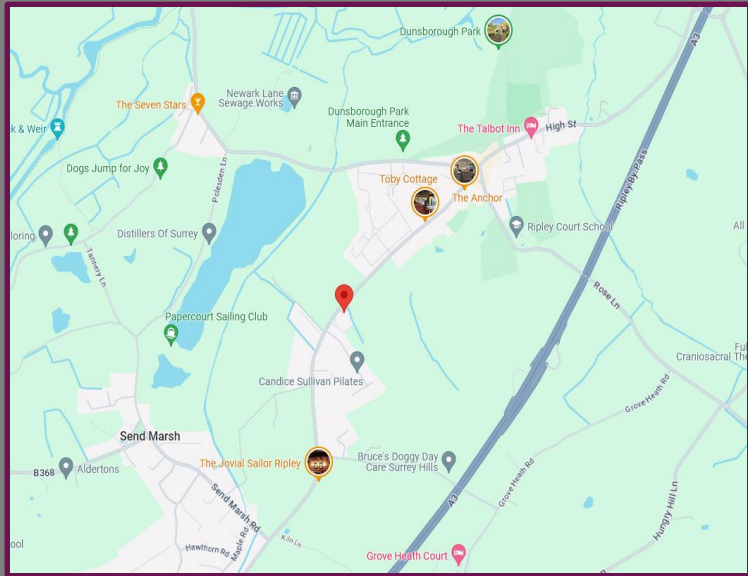
TOTAL FLOOR AREA : 1469 sq.ft. (136.4 sq.m.) approx.

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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Location

The village of Ripley has existed since Norman times, with parts of St. Mary Magdalen church circa 1160. Among the more than 20 listed buildings and cottages in the village are a number of antique shops and delicatessens. The high street also includes a supermarket, cobblers and bakery. The village is located within reach of the M25, Guildford and Woking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | **Email:** woking@bourneestateagents.com

Web: www.Bourneestateagents.com