



Jelley Way, Woking, Surrey, GU22 9FT

£550,000

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This property offers contemporary living, offering a spacious cloakroom, open-plan kitchen/breakfast room. The kitchen features an extensive range of base and eye level cupboards, along with matching drawers, incorporating various built-in appliances. Additionally, there's ample space for a dining table.

The main living room with French doors leads to the rear garden, which provides a delightful view and direct access.

Upstairs, the property boasts four well-appointed bedrooms, with the main bedroom benefiting from an en-suite shower room, complemented by an additional family bathroom.

Externally, the house includes an integral carport with space for at least one vehicle, accompanied by ample visitor parking spaces nearby.

The rear garden has been tastefully landscaped and features an outbuilding with power.

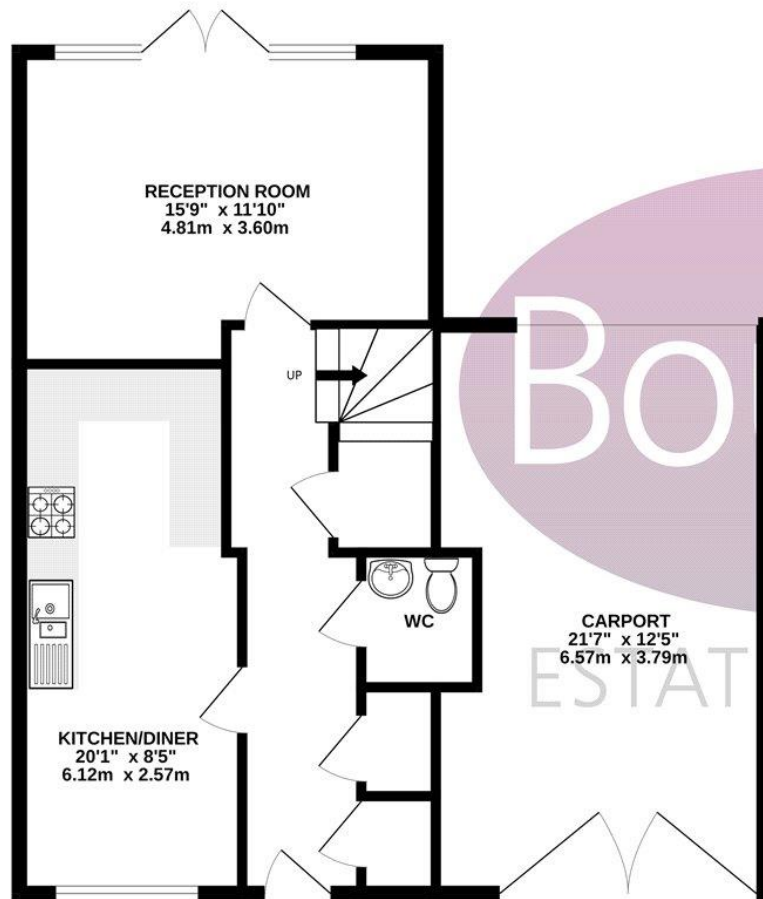
Council Tax Band E - £2,748.50pa
Freehold

- End terrace house
- Four bedrooms
- Two bathrooms
- Kitchen breakfast room
- Rear aspect living room
- Downstairs WC
- Rear garden
- Car port and driveway
- Popular Kingsmoor Park development



Floorplan

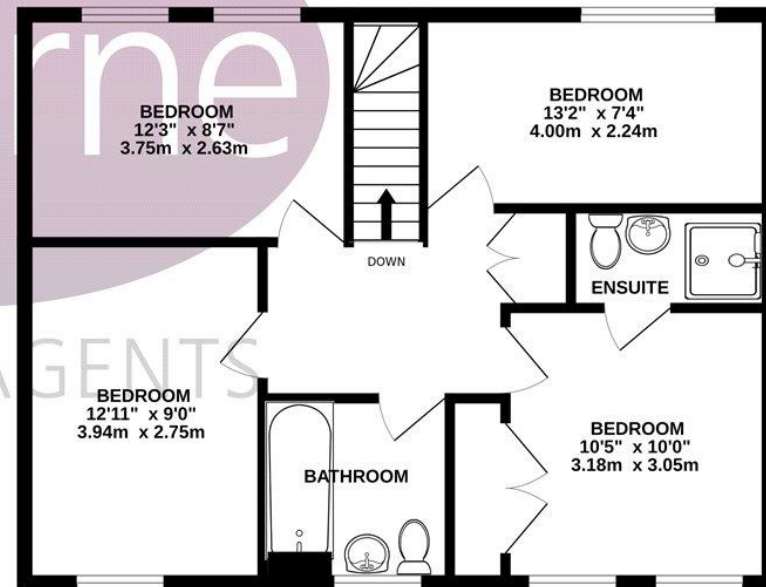
GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

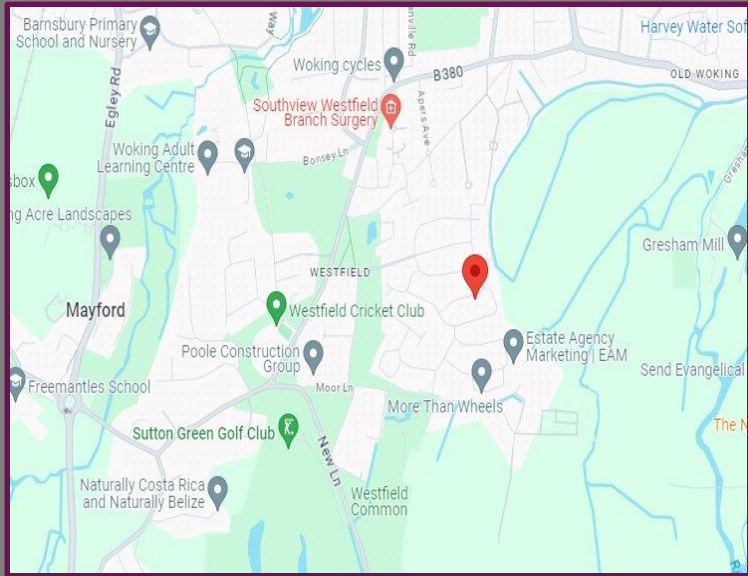
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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1ST FLOOR
606 sq.ft. (56.3 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	90	91
(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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