



Hermitage Woods Crescent, St Johns, Woking, Surrey, GU21 8UE

£500,000

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Situated on a corner plot in a popular residential location and within a short walk of popular primary and secondary schools, this charming 3-bedroom semi-detached house has been completely refurbished by the current owners, resulting in a contemporary and inviting home, perfect for modern living.

Entering the property you're greeted by an inviting entrance hall that sets the tone for the rest of the property. To the front, the living room offers a spacious and comfortable retreat, flooded with natural light. The heart of the home lies in the modern and stylish kitchen breakfast room, which has been thoughtfully redesigned to optimize both functionality and aesthetics. The addition of a rear extension creates a versatile space that can serve as either a study for remote work or a playroom for the family, providing flexibility to suit various lifestyles.

Heading upstairs the first floor reveals two generously sized double bedrooms, each offering ample space for relaxation. A third single bedroom provides versatility as a guest room, nursery, or home office. The modern refitted bathroom completes the upstairs layout.

Externally, the property boasts a convenient front driveway with the potential for additional parking, complemented by a grass frontage. To the rear, there is a manageable private garden, providing an ideal space for outdoor entertaining.

Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

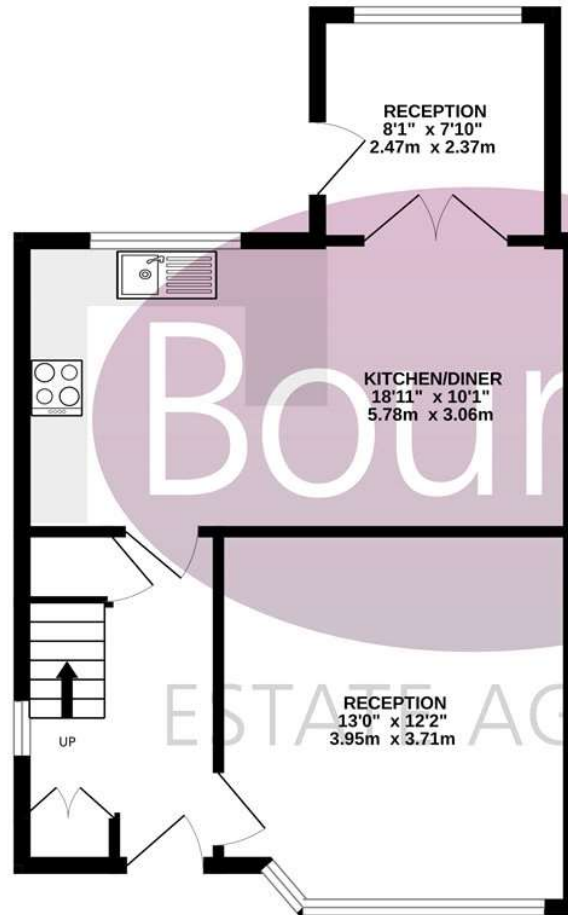
Council Tax band D - £2,248.77pa (2023-2024)

- Spacious semi-detached house
- Three bedrooms
- Re-fitted kitchen/breakfast room
- Three good sized bedrooms
- Garage and driveway
- Opportunity to extend (STPP)
- Popular residential location
- Three reception rooms
- Walking distance of popular schools
- Refitted bathroom



Floorplan

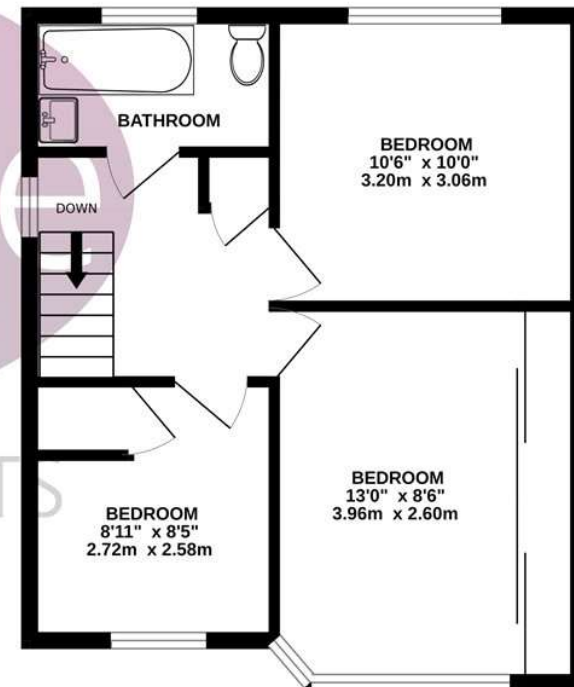
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

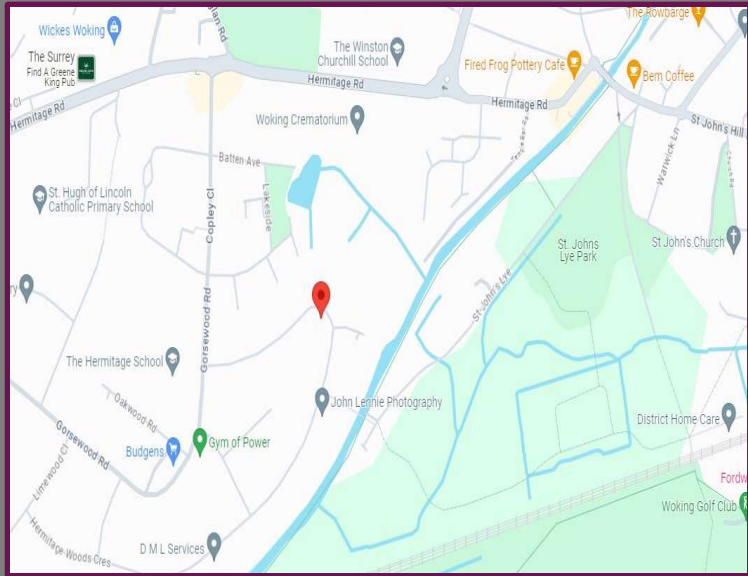
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
423 sq.ft. (39.3 sq.m.) approx.



Location

St. John's is a small village, with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. To the south of St. John's are the wide roads and elegant houses of Hook Heath, which is one of Woking's most exclusive residential locations, with some of the finest homes in the area including many built by Tarrant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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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