



Brooklyn Close, Woking, Surrey, GU22 7TH

£600,000

# Brooklyn Close, Woking, Surrey, GU22 7TH

Superb end-terrace house situated in a highly desirable town centre location, offering approved plans for expansion.

Planning permission has been granted for a double-story extension on the side, which will elevate the property into a spacious 5-bedroom home.

Presently, the interiors boast tasteful decoration, blending luxurious and contemporary styles. Within, you'll discover a well-equipped kitchen, a luminous reception room overlooking the corner plot garden, three double bedrooms, and a modern four-piece bathroom.

Outside, a sizeable wrap-around garden and patio await, ideal for hosting outdoor gatherings or simply basking in the sun. Residents will appreciate the convenience of parking options, including a garage.

Freehold

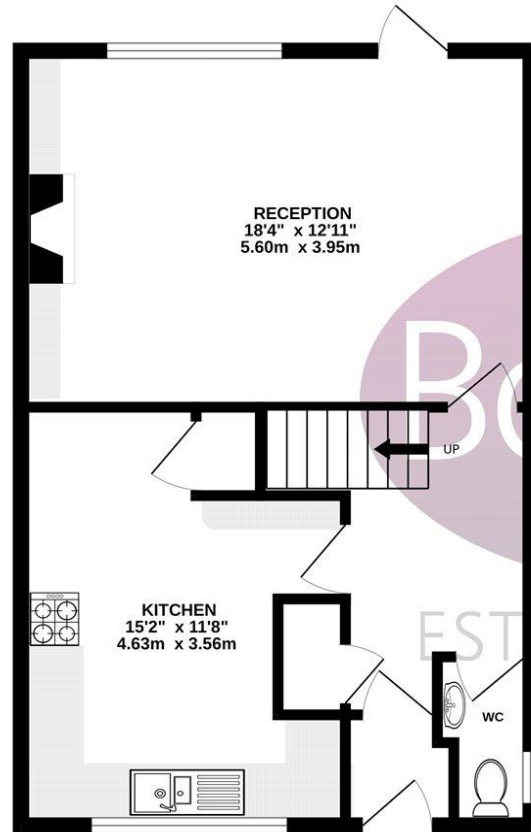
Council Tax Band E - £2,898.62pa

- Stunning three bedroom house
- Wrap around corner plot garden
- Planning permission granted to extend
- Modern kitchen and bathroom
- Popular town centre location
- Garage in block
- No onward chain

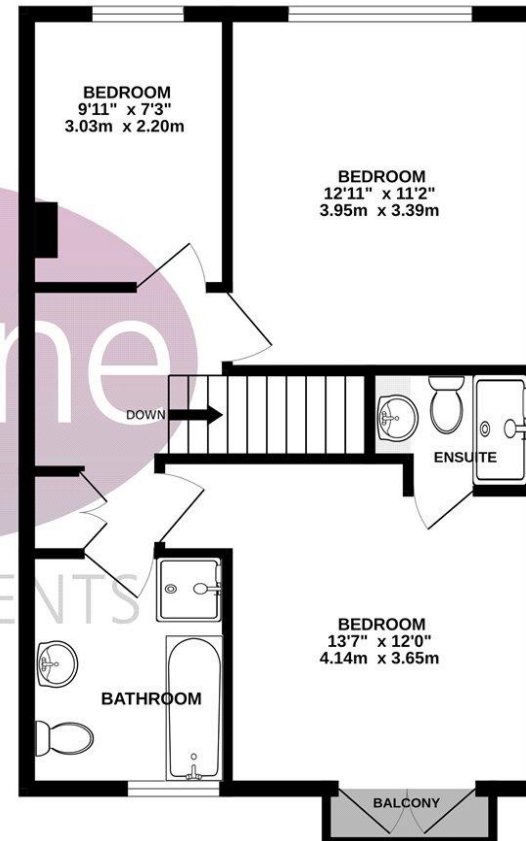


# Floorplan

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.

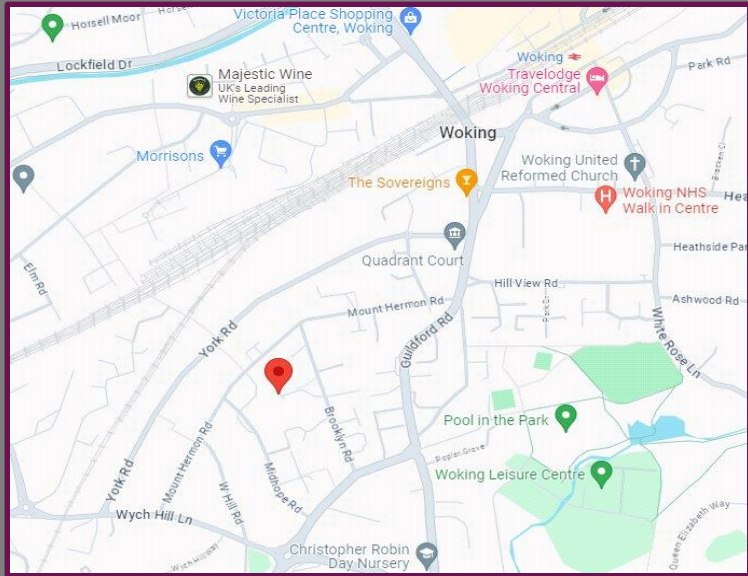


TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

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.  
Made with Metropix ©2024

# 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+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(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...

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

Tel: 01483 722244 | Email: [woking@bourneestateagents.com](mailto:woking@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)