



Candlerush Close, Woking, Surrey, GU22 8AT

Offers In Excess of - £535,000.

Candlerush Close, Woking, Surrey, GU22 8AT

This stunning 3 bedroom house offers modern, stylish accommodation throughout with ample entertaining space whilst only a short distance to Woking mainline station and town centre.

As you enter the property, you are greeted by a welcoming hallway with a convenient downstairs cloakroom, stairs to the first floor landing and a door that leads to the living room. The bright front aspect living room has been well finished with wooden flooring flowing throughout the ground floor, cafe style shutters and built in media unit.

From the living room an opening leads to an impeccably presented kitchen with a stylish range of wall and base level units, granite surfaces over and space for freestanding appliances. This bright room also has space for dining table, under stairs storage cupboard and doors opening to a landscaped garden.

Upstairs, the property boasts three bedrooms, all of which offer plenty of natural light and have built in wardrobes. The master bedroom also features a beautifully refitted en-suite shower room, providing added convenience and privacy. Additionally, there is a well-appointed family bathroom that services the other two bedrooms.

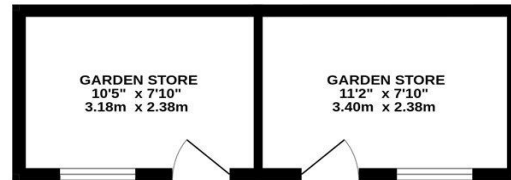
Externally, the rear garden is enclosed offering excellent privacy with a covered side patio, garden stores which could be converted to a home office if required and the remainder of the garden with artificial lawn for ease of maintenance. To the front the property offers a driveway that can accommodate multiple cars.

Council Tax Band E - £2,898.62pa
(figures correct for 2024 - 2025)

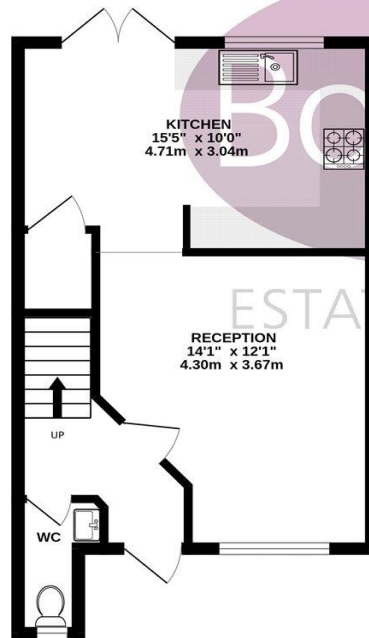
- Three bedrooms
- Stylish finish throughout
- Front aspect living room
- Modern kitchen/dining room
- Downstairs WC
- Refitted en-suite shower room
- White suite family bathroom
- Enclosed garden with timber storage sheds
- Driveway parking
- Town centre location



Floorplan



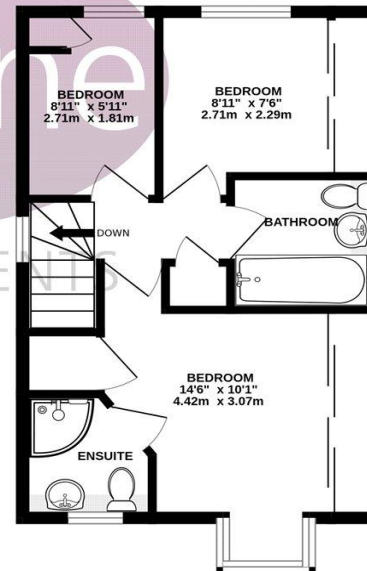
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

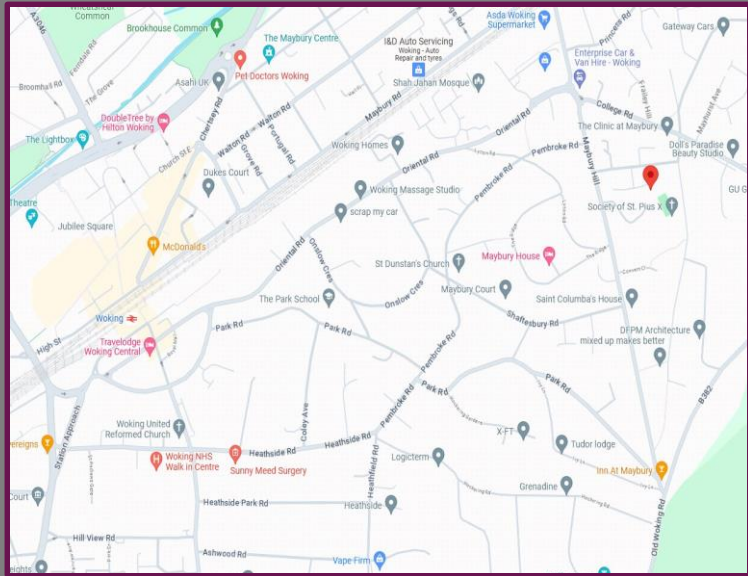
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



Location

Woking is a busy commuter town with several trains an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). There are two main shopping centres, The Peacocks Centre and Wolsey Place, both hosting all the major high street retail brands and designer boutiques. There are also a number of fine restaurants, bars, pubs and cafes, which cater for ones every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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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