



Limewood Close, St. Johns, Woking, GU21 8XA
£575,000 Freehold

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Ideally situated this extended spacious four bedroom two bathroom semi-detached home in a highly sought-after location on the popular Hermitage development in St Johns just a short walk from Hermitage Primary Schools, Winston Churchill Secondary School, and the picturesque Basingstoke Canal towpaths as well as Brookwood mainline station.

This family home is well presented and offers excellent space, comfort and convenience, and an ideal opportunity for anyone looking to purchase a larger home with no onward chain. Outside, the property boasts a large rear garden that comes mainly laid to lawn, mature trees and established planting provide an attractive backdrop, whilst a patio area provides space to relax or



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barbecue. To the front is a private driveway with parking for several vehicles.

St Johns village has a bustling high street providing a good range of day-to-day shops as well as enjoying the delights of the Basingstoke Canal with its pretty tow paths. Woking is a short distance away which has excellent shopping facilities as well as one of the best services to Waterloo stations anywhere in the area. The village has access to several good primary schools as well as Winston Churchill secondary school.

A viewing is highly recommended.
Council Tax band -E Woking

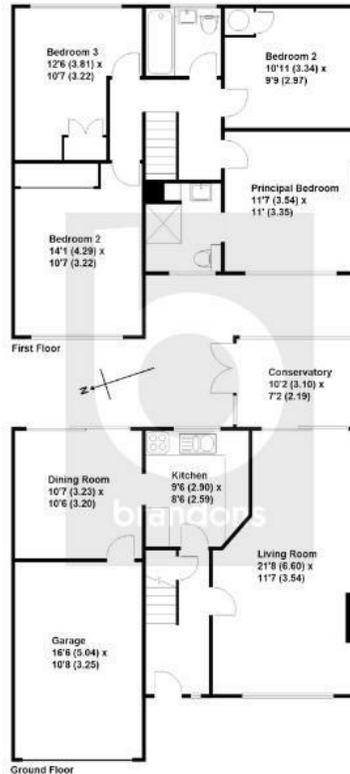


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Limewood Close, Woking
Approximate gross internal floor area 1410 sq/ft - 131 m/sq



These plans are intended to provide an approximate indication of the layout of the property. The actual layout may vary slightly from that shown on these plans. The information is provided for general guidance only and does not constitute an offer or a contract. The accuracy of the information is not guaranteed. For more information please contact the agent.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	76
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
72	76
England & Wales	EU Directive 2002/91/EC

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

