



St. Johns

£355,000 Freehold

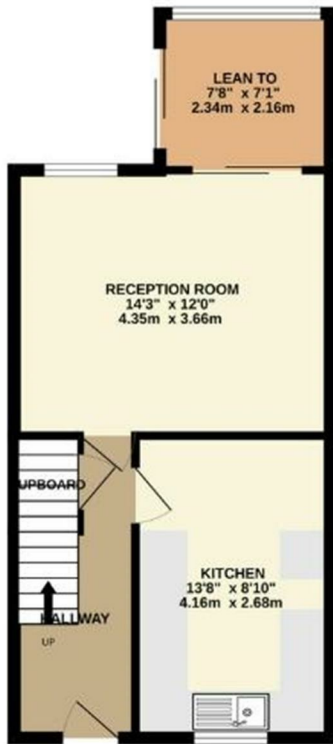
No onward chain. Nestled in popular St. Johns this three bedroom terraced house offers two good double bedrooms, a single bedroom and a family bathroom on the first floor. Downstairs there is a fitted kitchen, lounge / diner and a garden room leading out to the enclosed rear garden. This property is ideal for a small family or a first time buyer. Ample residents parking is available, ensuring hassle-free parking for you and your guests. Situated in a secluded yet accessible location, close to local shops for day-to-day needs and public transport links.

St. John's embraces residents and visitors with its cosy atmosphere featuring a village green, local shops and the Basingstoke canal. Just a short drive away Woking Town Centre offers a bustling cosmopolitan experience boasting a diverse array of bars, cafes, restaurants, and shops, the New Victoria Theatre and multi-screen cinema. For commuters Woking's exceptional rail station offering fast and frequent service to London Waterloo in approximately 23 minutes complemented by the nearby Brookwood mainline station for easy access to London Waterloo in around 30 minutes.

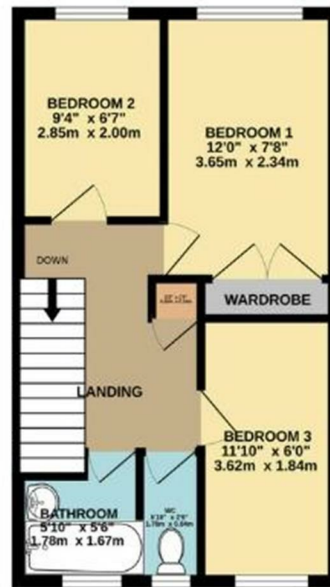
Council Tax Band - C

Soyer Court, St. Johns, Woking, GU21 8AQ

GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.1 sq.m.) approx.

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			90
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

