



Kings Road, Woking, GU24 9LW
£465,000

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Ideal for anyone looking for a refurbishment opportunity, this three-bedroom, two reception room semi-detached property has a large rear garden, driveway with a vehicle inspection pit and garage to the side, providing scope to extend subject to the usual consents.

Offered to the market for the first time in 60 years with NO ONWARD CHAIN.

West End is a semi-rural village situated between Camberley and Woking, situated within two miles of junction 3 of the M3 motorway. The nearest mainline rail service to London is at Brookwood within around 3 miles.

The village joins beautiful heath land, West End Common, designated as a site of special scientific interest by English Nature. The village has two schools: Holy Trinity C of E Primary School, and Gordon's School. The village is made up of a mix of period and more modern homes with amenities that include a small parade of shops including a newsagent, pharmacy, estate agent, coffee shop and hairdresser.

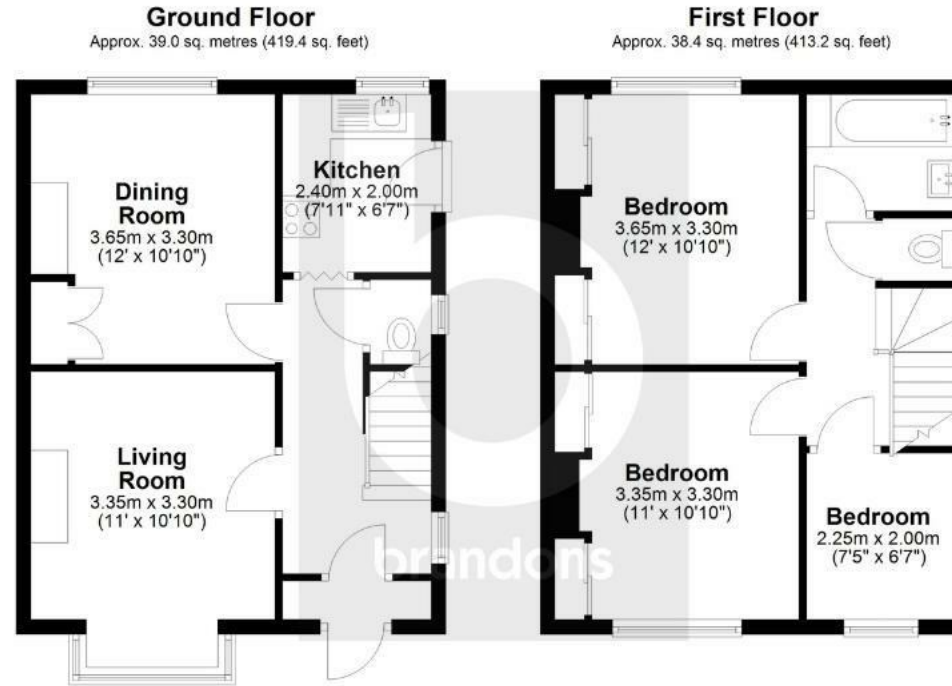
Council Tax band D, Surrey Heath.



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Ground Floor
Approx. 39.0 sq. metres (419.4 sq. feet)

First Floor
Approx. 38.4 sq. metres (413.2 sq. feet)

Total area: approx. 77.3 sq. metres (832.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-58) D		
(9-34) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	16	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-58) D		
(9-34) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		81
	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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