



Briarwood Road, St. Johns, Woking, GU21 8XD  
£625,000 Freehold

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**\*\* No Onward Chain \*\*** A tremendous opportunity to acquire this family home, offered to the market for the first time since built. an individual semi-detached property that provides spacious living accommodation, driveway parking and a large enclosed rear garden approx 200ft in length.

The property requires some updating, occupies a generous plot that offers obvious extension potential STPP. The property is practical with two reception rooms, the large double aspect living room has a feature fire surround and a dining room / living room to the rear leads through to the conservatory with doors and views over the garden. The kitchen has plenty of wall and base level units and integral oven plus space for appliances. There is a downstairs cloakroom and additional storage areas which complete the ground floor.

To the first floor is a family bathroom and all four bedrooms of which all four are excellent size doubles. The principal bedroom has built in wardrobes and an en-suite shower room.

Outside to the front is a block paved driveway providing parking for three cars. The large rear garden is secluded and features a good size patio perfect for the summer entertaining and an array of seasonal planting.

This home is located on the popular Hermitage Development in St Johns, a short walk from the very popular Oaktree & Hermitage Schools, and is offered to the market with no onward chain. 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 approximately one mile away which has excellent shopping facilities as well as one of the best services to Waterloo station anywhere in the area. The village has access to several good primary schools as well as Winston Churchill secondary school.

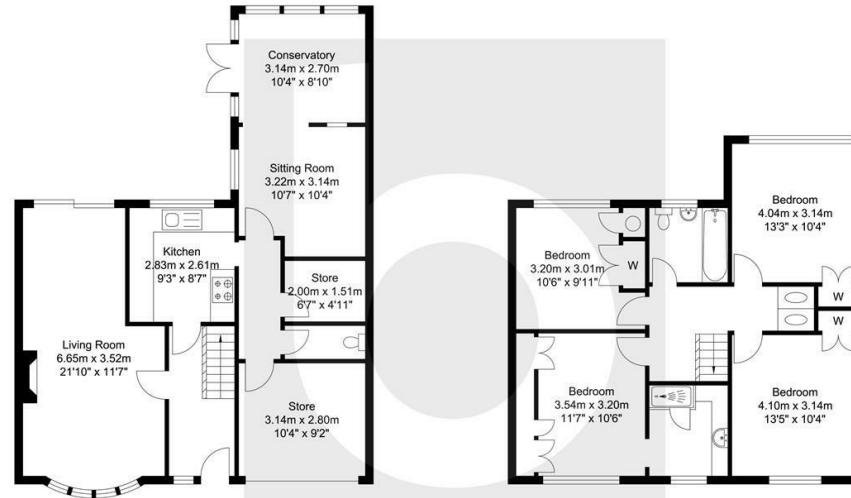
Council Tax Band - E



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Ground Floor  
Total Approximate Area  
776.29 sq. ft.  
(72.12 sq. m)

First Floor  
Total Approximate Area  
661.44 sq. ft.  
(61.45 sq. m)

Total Approximate Area  
1437.73 sq. ft.  
(133.57 sq. m)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	69
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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