



The Close
WOKING, GU22

yoodle®
Success and nothing less

A substantial family home with accommodation in excess of 2000 sq.ft. including four/five bedrooms and three bathrooms.



A spaciouly proportioned four/five bedroom family home with three bathrooms situated in a quiet cul-de-sac within a short walk of Woking Town Centre and station with fast links to London.

Presented to a high standard throughout, accommodation is well balanced and neutrally presented throughout. Downstairs comprises a large dining kitchen with utility off, separate dining room, large drawing room with feature fireplace and a further reception/double bedroom and downstairs wc. Upstairs there are four double bedrooms, two of which are en suite and a further family bathroom.

Externally the property boasts ample driveway parking, a large double garage and a beautifully manicured rear garden.

Woking Town Centre is within a short walk with its whole host of amenities including shopping malls, an array of restaurants, a theatre and a cinema. Woking mainline station has regular fast trains to London Waterloo in less than 30 minutes. It is also easily accessible by car with the M25 being nearby.

Offered unfurnished and available immediately.



THE CLOSE, ST. PAULS ROAD, WOKING, GU22 7DZ

£4,350 PER MONTH

Local Authority:

Council Tax Band:

Furniture: Furnished

Parking:

Available Date: 21st April 2022

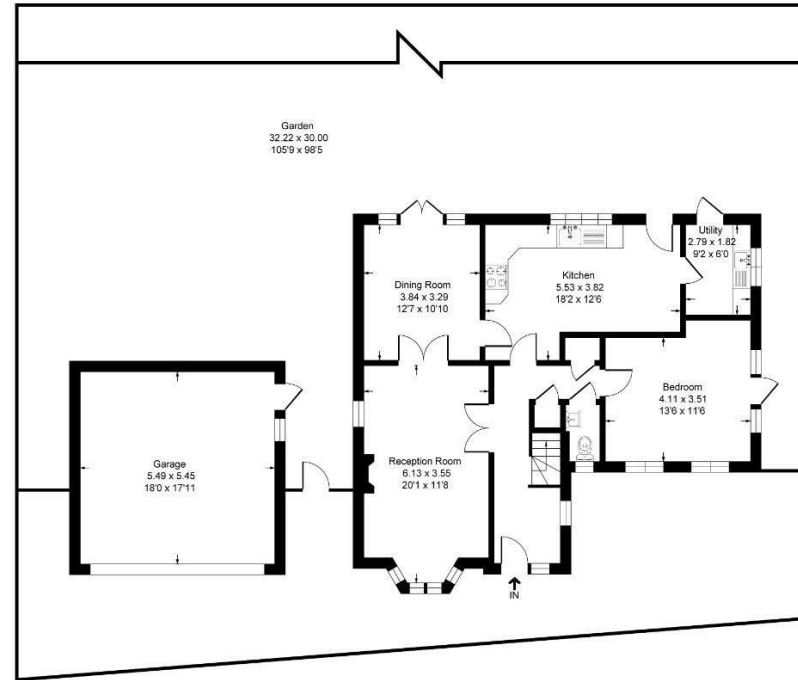
TOTAL APPROX. FLOOR AREA 2131.00 sq ft

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



St. Pauls Road GU22

Approximate Gross Internal Floor Area = 197.97 sq m / 2131 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

DAKOTA DE HAVILLAND DRIVE, WEYBRIDGE, SURREY, KT13 0YP

01932 212 880

hello@yoodle.co.uk

yoodle.co.uk

