



Langley Walk | Woking | GU22 7UB





Langley Walk, Woking, GU22 7UB

A three/four storey townhouse, situated on the sought after south side of Woking in the ever popular Mount Hermon area, conveniently located less than a mile from Woking mainline station and the town centre.

Arranged over three floors and offering approximately 1,244 sq ft of versatile accommodation, the property comprises three bedrooms, a family bathroom, a spacious first floor living/dining room and a refitted galley style kitchen.

The ground floor provides further flexible living space, including a downstairs cloakroom, integral access to the single garage, a refurbished utility room featuring a butler sink, and a fourth bedroom/study, ideal for home working or additional accommodation.

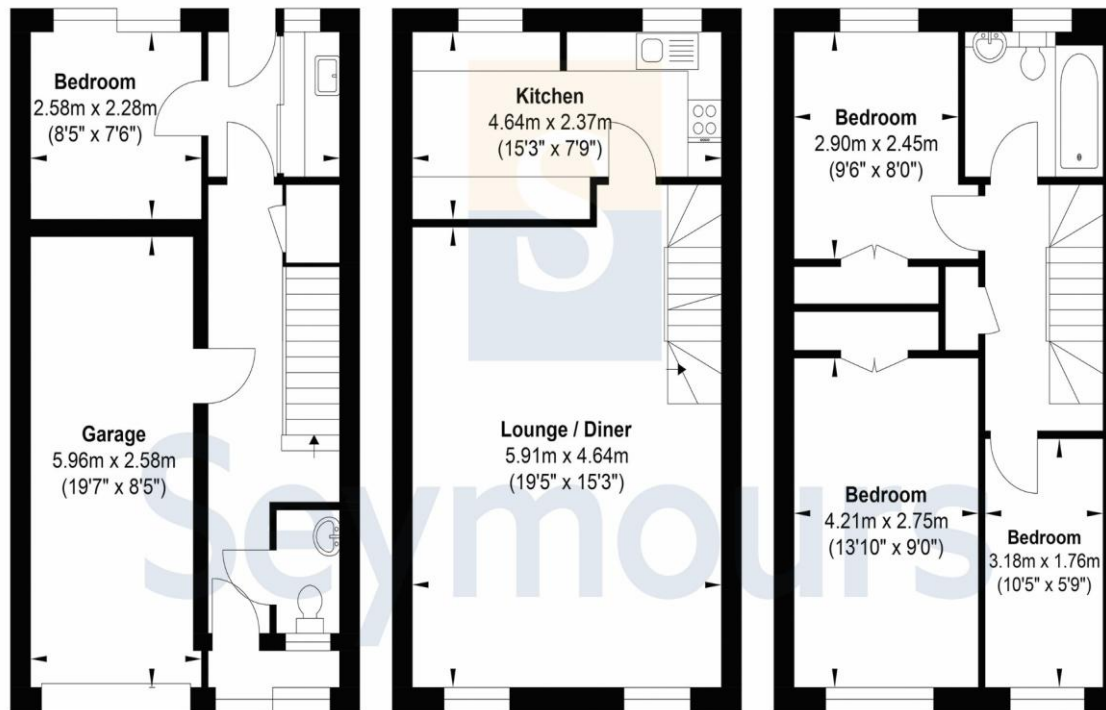
Situated in a peaceful cul-de-sac, the property further benefits from a low maintenance rear garden and driveway parking. The property is offered for sale with no onward chain.

Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve.

The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.







Ground Floor

First Floor

Second Floor

Gross Internal Floor Area : 115.6 m2 ... 1244.3 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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