



Robin Hood Road | St. Johns | Woking | GU21 8SY





Robin Hood Road, St. Johns, Woking, GU21 8SY

A spacious chalet style bungalow that is a short walk from St Johns village that offers a wide range of amenities and bus links that offer easy access to Woking Town Centre with it's mainline station.

The property offers flexible accommodation which includes three well-proportioned bedrooms on the first floor. These share the use of a recently updated bathroom fitted with a modern suite that includes a wash hand basin with vanity unit, w/c and a square shower bath with a wall mounted shower. Stylish floor to ceiling tiles completes the room.

Downstairs is extremely flexible, currently used as a further bedroom with en suite and two reception rooms. The kitchen / dining / family room is the hub of the home, having been cleverly extended and remodelled to include a central island with lots of modern appliances such as an induction hob with down draft extractor, hot water tap and ceiling speakers, modern stonework tops to the kitchen, bi-folding doors opening up from the family area to the garden and even space for a large table and desk area. There is also a useful utility room just off the kitchen area and a downstairs toilet.

Outside is a substantial rear garden that runs approximately 150ft and offers the ideal opportunity to extend. The garden itself is mainly laid to lawn with a bespoke outside kitchen provides the ideal spot to entertain, in addition to a large decking area.

A conversion to the garage has created a stunning one double bedroom annex with an en suite shower room which can be used to generate an income.

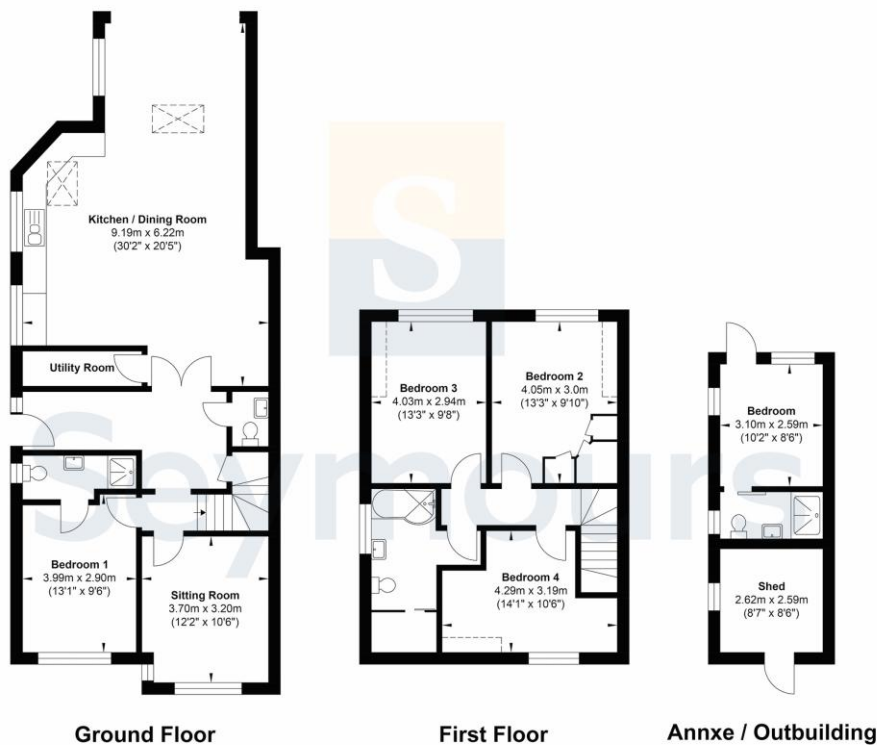
To the front of the property is a driveway providing off street parking and completes what is a fantastic property that should be viewed to be fully appreciated.

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 stations anywhere in the area. The village has access to several good primary schools as well as Winston Churchill secondary school.

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.







Gross Internal Floor Area : 161.2 m2 ... 1737.0 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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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