

Seymours

Ashley Court
St Johns, Surrey, GU21 8SH

£225,000 Guide Price

Property details

1 bedrooms
1 baths
EPC Rating D
452 sq. ft
Brookwood 1.7 miles

CHAIN FREE Tucked away at the end of a popular cul-de-sac, this attractive 1-bedroom ground floor maisonette enjoys a convenient position within a short, level walk of St Johns village centre, the Basingstoke Canal towpath and St John's Lye. The property was upgraded 3 years ago and has just been redecorated throughout, further enhanced by the installation of new Dimplex electric heaters and a new Lamona induction hob, creating a fresh and welcoming home ready to move into. Further benefits include durable Quick-Step laminate flooring in a classic Oak finish throughout, a spacious lounge opening into a separate dining area, and a fitted kitchen incorporating a washer/dryer, fridge, induction hob and built-in oven. The bedroom benefits from built-in and fitted wardrobes, together with double-glazed French doors providing direct access to the private, enclosed rear garden. Outside, the property offers a private rear garden, an external storage cupboard, a garden tap and a small front garden. Ideally suited to first-time buyers, downsizers or investors. St Johns is a highly regarded residential area on the south-western edge of Woking, offering an appealing balance of convenience and suburban tranquillity. Woking town centre is approximately 2 miles away, providing an extensive range of shopping, dining and leisure facilities. Transport connections are excellent, with Woking mainline station offering frequent services to London in as little as 25 minutes. The station can also be reached on foot in approximately 15 minutes via a convenient pedestrian cut-through in the village. Road links are equally convenient, with the A320 providing access to the A3 towards central London and Portsmouth, while the M25 and M3 are both within easy reach. The area is particularly well regarded for its educational provision, with a wide choice of highly regarded state and independent schools, including Hoe Bridge, Holy Trinity, Royal Grammar School, Guildford High School, Lanesborough and Tormead. Recreational facilities are plentiful, with Woking Golf Club approximately a 10-minute walk away, while Worplesdon and West Hill Golf Clubs are also nearby. Woking Tennis Club is within walking distance, and David Lloyd leisure centre is just a short drive away. Combining a convenient village setting, excellent transport links and attractive outdoor amenities, St Johns remains one of Woking's most sought-after residential locations.

Transport Links
Brookwood 1.7 miles
Woking 2 miles
Worplesdon 1.8 miles

Schooling Facilities
Primary
St Johns
Saint Hugh of Lincoln (Catholic)
Goldsworth

Secondary
Winston Churchhill
Woking High
St John the Baptist

Council tax band: Tax band C
Local authority: Woking Borough Council
Tenure: Leasehold

Viewings
by appointment only
01483 757700 / sales@seymours-woking.co.uk





CHAIN FREE

Convenient cul-de-sac location



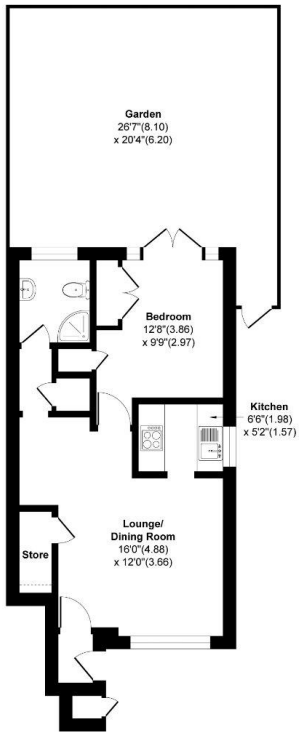


Floorplan

Ashley Court, St Johns, Woking GU21

Approximate Gross Internal Area = 452 sq ft / 41.99 sq m

For Identification Only - Not to scale



Ground Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residentional). Produced for Seymours Estate Agents by FJcam Productions.







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