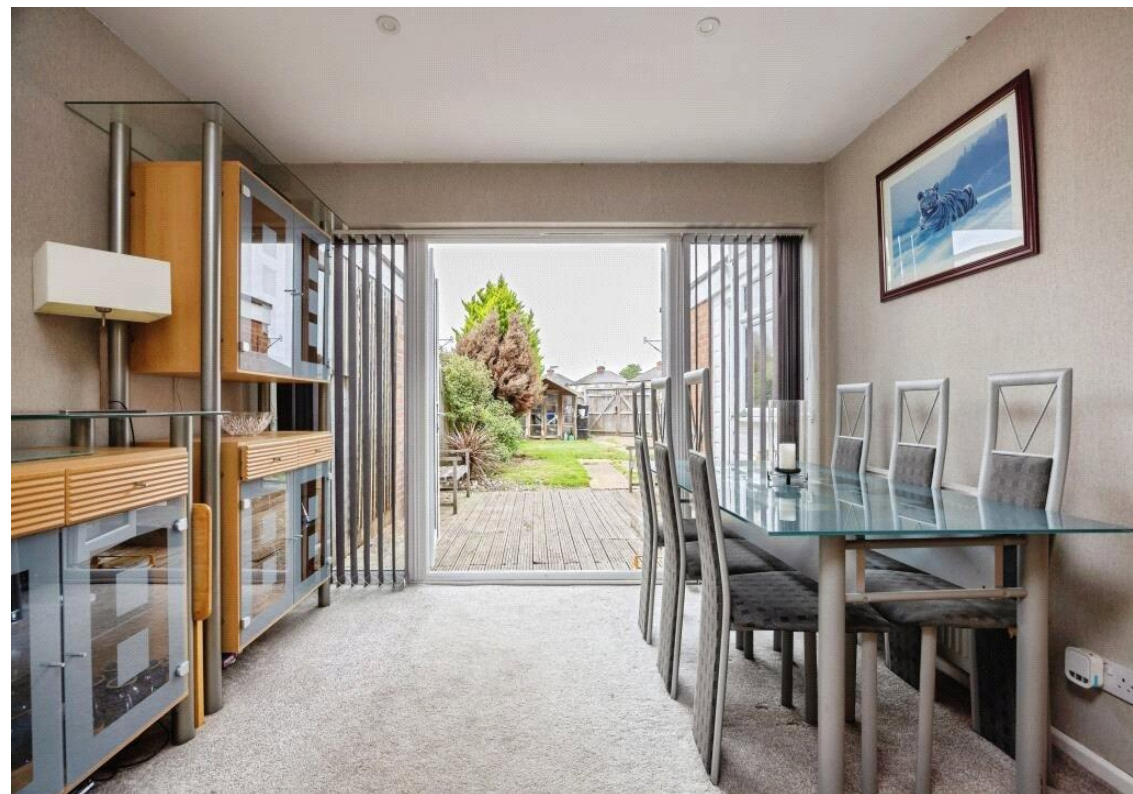
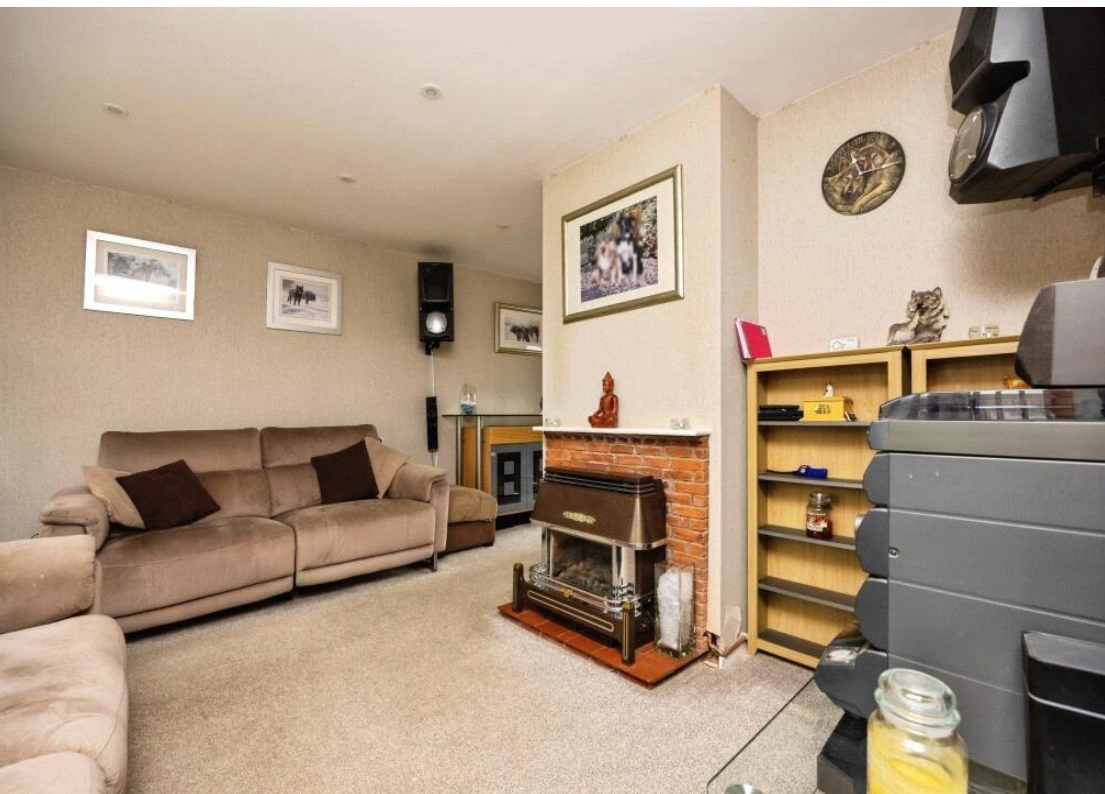




Priors Croft | Woking | Surrey | GU22 9EZ





Priors Croft, Woking, Surrey, GU22 9EZ

The property is presented in excellent order throughout, this spacious three-bedroom end terrace family home offers well-balanced accommodation approaching 1,015 sq. ft. and is ideal for growing families, first-time buyers or those looking to upsize.

The ground floor is entered via a welcoming porch and hallway, leading through French doors into a generous dual-aspect lounge measuring over 21ft in length, providing an excellent space for both relaxing, dining and entertaining. To the rear, the modern fitted extended kitchen offers ample worktop and storage space and includes a large 7 ring dual fuel range cooker, while a separate utility room provides valuable additional storage and laundry facilities. The layout flows well for everyday family living and benefits from plenty of natural light throughout.

On the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom, a comfortable second double bedroom and a third bedroom ideal as a child's room, guest room or home office. The family bathroom is fitted with a modern suite including a waterproof tv in the jacuzzi bath and completes the accommodation.

Externally, the property enjoys the advantages of an end terrace position and is presented in great decorative order throughout, allowing any purchaser to move straight in and enjoy the home from day one.

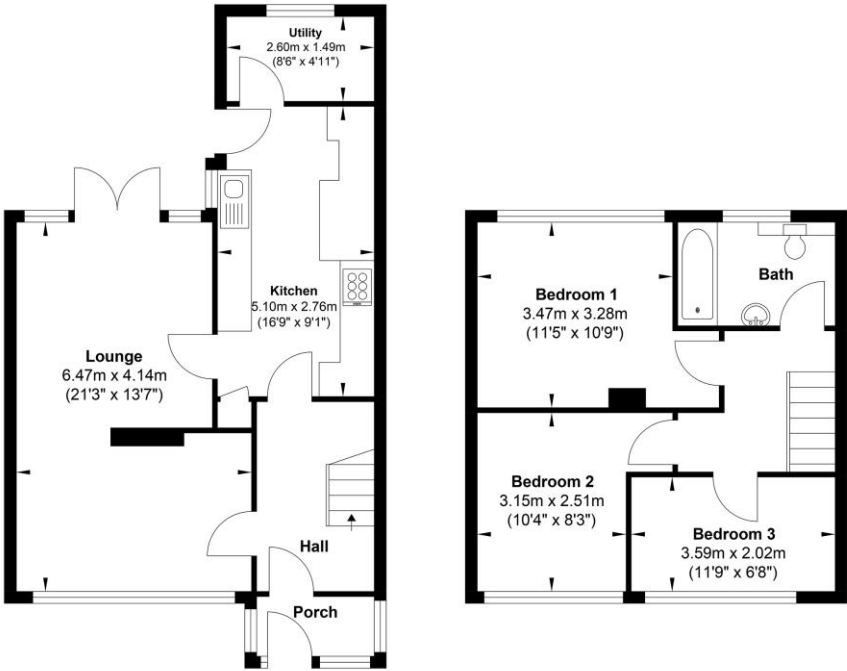
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, 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.





44 Priors Croft



Ground Floor

First Floor

Gross Internal Floor Area : 94.3 m2 ... 1015 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		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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