



Sycamore Avenue | Woking | Surrey | GU22 9FG





Sycamore Avenue, Woking, Surrey, GU22 9FG

CHAIN FREE - A superb two-bedroom, two-bathroom, ideally positioned within a modern development built by Crest Nicholson in 2015.

Offered to the market with no onward chain, this well-presented apartment features a spacious open-plan kitchen/living area with direct access to a private balcony perfect for al fresco dining or relaxing outdoors. The property further benefits from two well-proportioned bedrooms, including a principal bedroom with en-suite, and a stylish family bathroom.

Set within easy reach of Woking town centre and mainline station, the location is ideal for commuters and offers a wealth of local amenities. This property represents an excellent opportunity for first-time buyers or investors alike.

The property also benefits from allocated parking space, 10 year NHBC Warranty and Crest Nicholson Customer Service Package. This property is a must view!

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, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





First Floor

Gross Internal Floor Area : 77.8 m2 ... 838 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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