



Emperor Avenue | Woking | Surrey | GU21 5QT





Emperor Avenue, Woking, Surrey, GU21 5QT

A three-bedroom home offering flexible family living. The property offers a light and airy lounge and kitchen dining area with direct access to a private garden. The kitchen is high specification and has direct access to a separate utility room and downstairs W/C. Upstairs there are three good sized bedrooms (two double and one large single) and a family bathroom which services all bedrooms. The property has a large private rear garden.

Welcome to The Reeds - This stunning development of two, three and four bedroom homes offer modern living in the heart of the beautiful county of Surrey. Nestled between Woking and West Byfleet, The Reeds is perfectly placed in a peaceful, green setting, surrounded by lush woodland and located alongside the National Trust's picturesque Basingstoke Canal. Woking railway station is also nearby, operating a regular service for direct trains travelling to London Waterloo in as little as twenty-seven minutes.

With easy access to the desirable towns and villages nearby, plus good schools and amenities, this family orientated collection of homes allows for both a tranquil lifestyle and a commuter's dream.

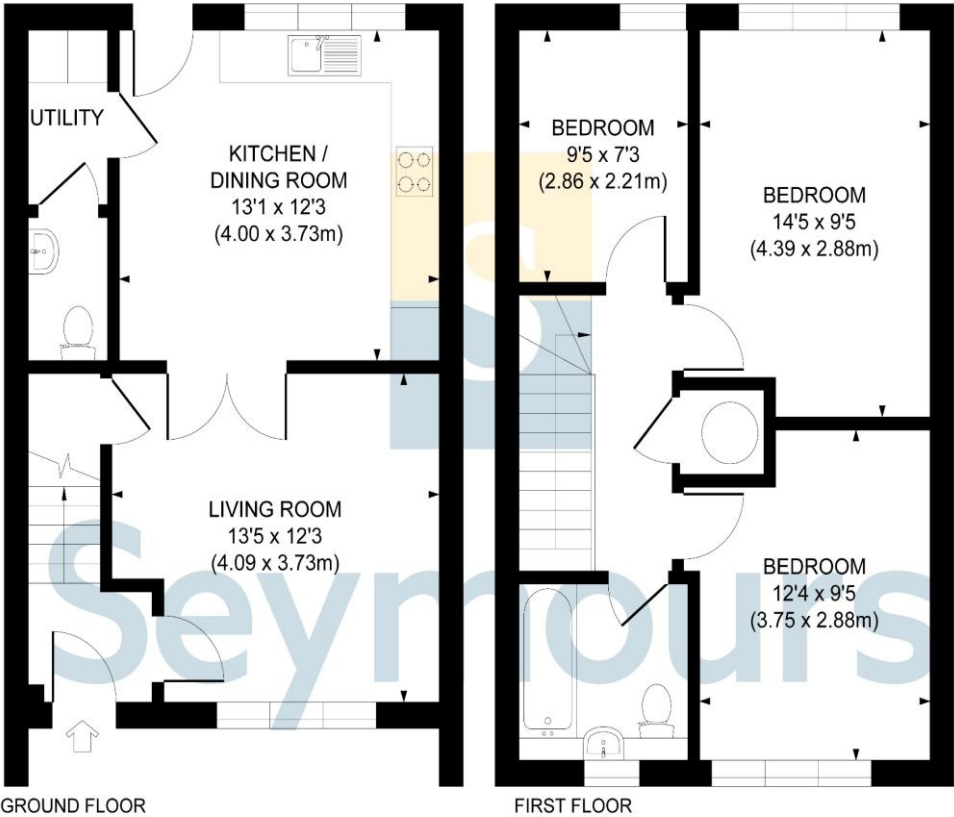
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge,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





Approximate Gross Internal Area
880 sq. ft / 81.82 sq. m



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

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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