



Lampeter House | Mount Hermon Road | Woking | GU22 7TF





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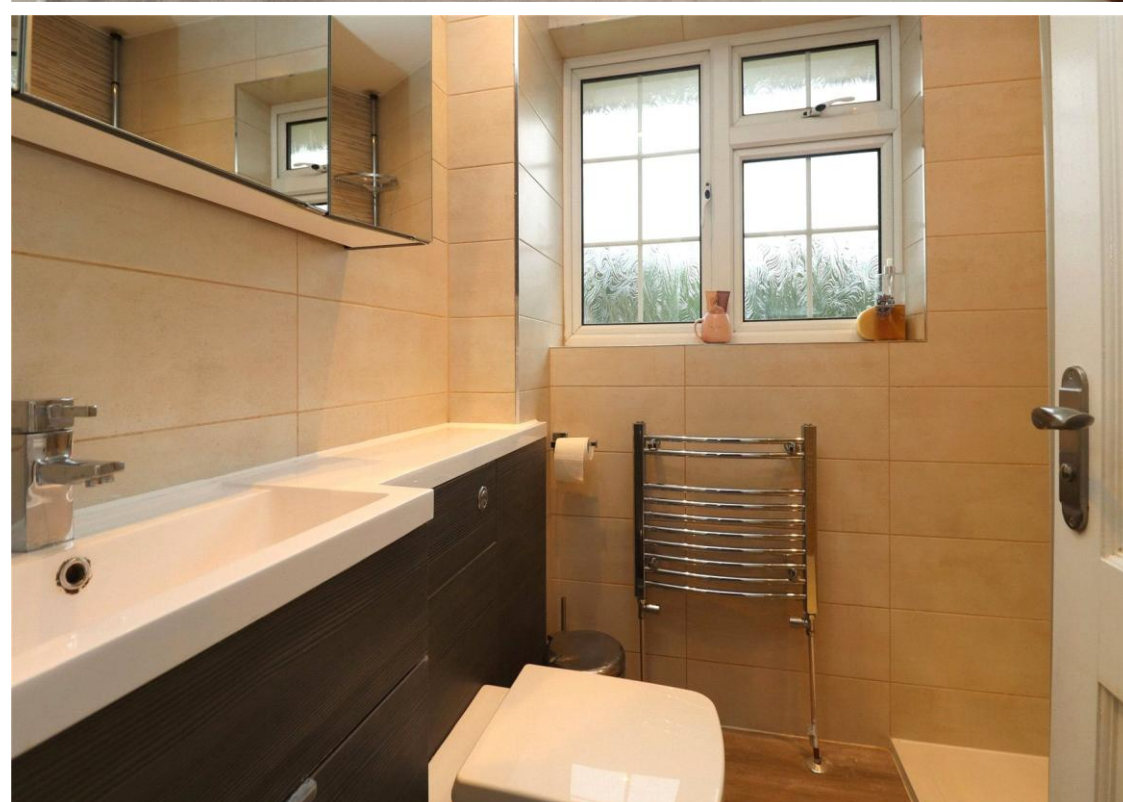
An attractive Neo-Georgian style staggered terrace home, presented in excellent condition throughout and ideally situated in a popular residential road within walking distance of Woking town centre and mainline train station.

The property has been cleverly and sympathetically extended to the rear, creating a superb open plan kitchen/dining room fitted with integrated appliances, two skylights and bi-fold doors opening onto the rear garden, providing an ideal space for modern family living and entertaining. There is also a spacious living/family room and a downstairs cloakroom. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Outside, the rear garden is a generous size and has been attractively landscaped, while the property also benefits from a garage located in a nearby block.

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.

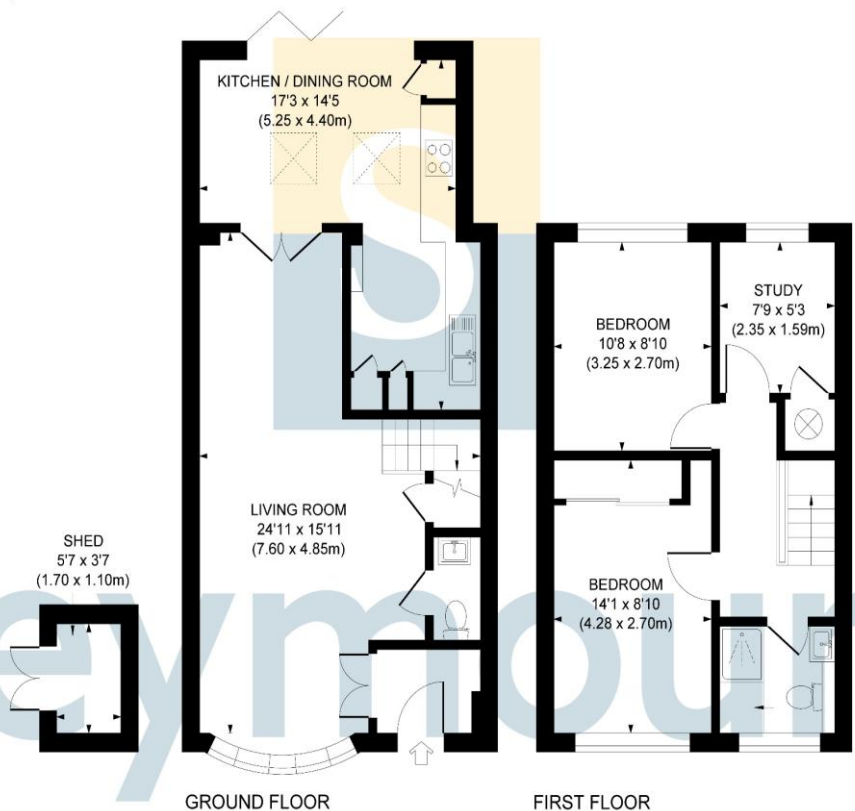
The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





Approximate Gross Internal Area

Main House 935 sq. ft / 86.83 sq. m
Shed 20 sq. ft / 1.87 sq. m
Total 955 sq. ft / 88.70 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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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