



Tamerton Square | Woking | Surrey | GU22 7SZ





Tamerton Square, Woking, Surrey, GU22 7SZ

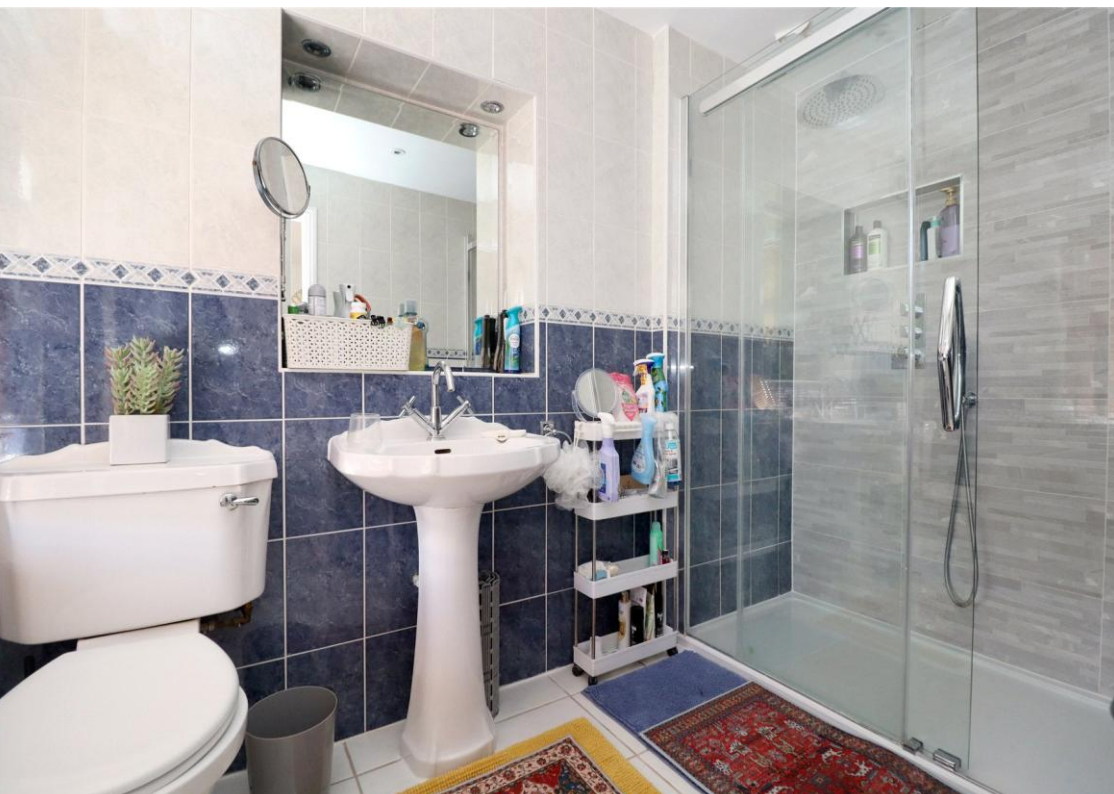
A terrace Regency style townhouse, part of Tamerton Square, an exclusive private mews, within walking distance to the town centre and station.

The property offers three storey, four bedroom, two bath/shower room, two reception room accommodation and benefits from a garage in a nearby block and an additional parking space. The ground floor has a front aspect living room and feature fireplace, rear aspect dining room with double doors to the rear, cloakroom and a rear aspect kitchen. The kitchen comprises; a range of base and eye level cupboards and matching drawers including oven and grill, gas hob. The first floor has two bedrooms, which includes the rear aspect main bedroom with three wardrobe cupboards and an en-suite shower room. The top floor has two further bedrooms and bathroom.

The front has distinctive brick pillars, heavy wrought iron gate and half height wall and wrought iron railings. The Square is well maintained for the benefit of all owners by the Residents Association. An annual levy is payable, which contributes to the upkeep of communal areas, external decoration and a sinking fund. Tamerton Square is situated off Brooklyn Road, a highly desirable and convenient location.

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.

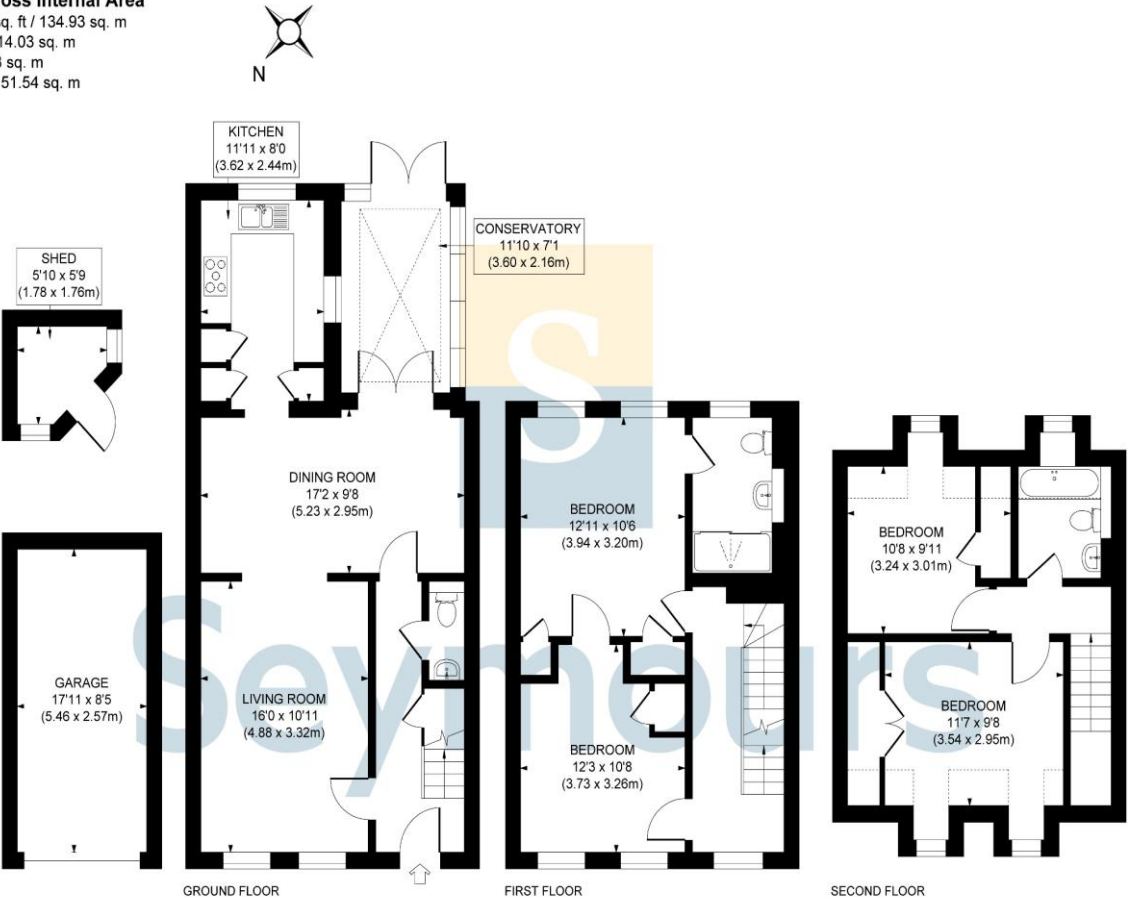
The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





Approximate Gross Internal Area

Main House 1,452 sq. ft / 134.93 sq. m
Garage 151 sq. ft / 14.03 sq. m
Shed 28 sq. ft / 2.58 sq. m
Total 1,631 sq. ft / 151.54 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 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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