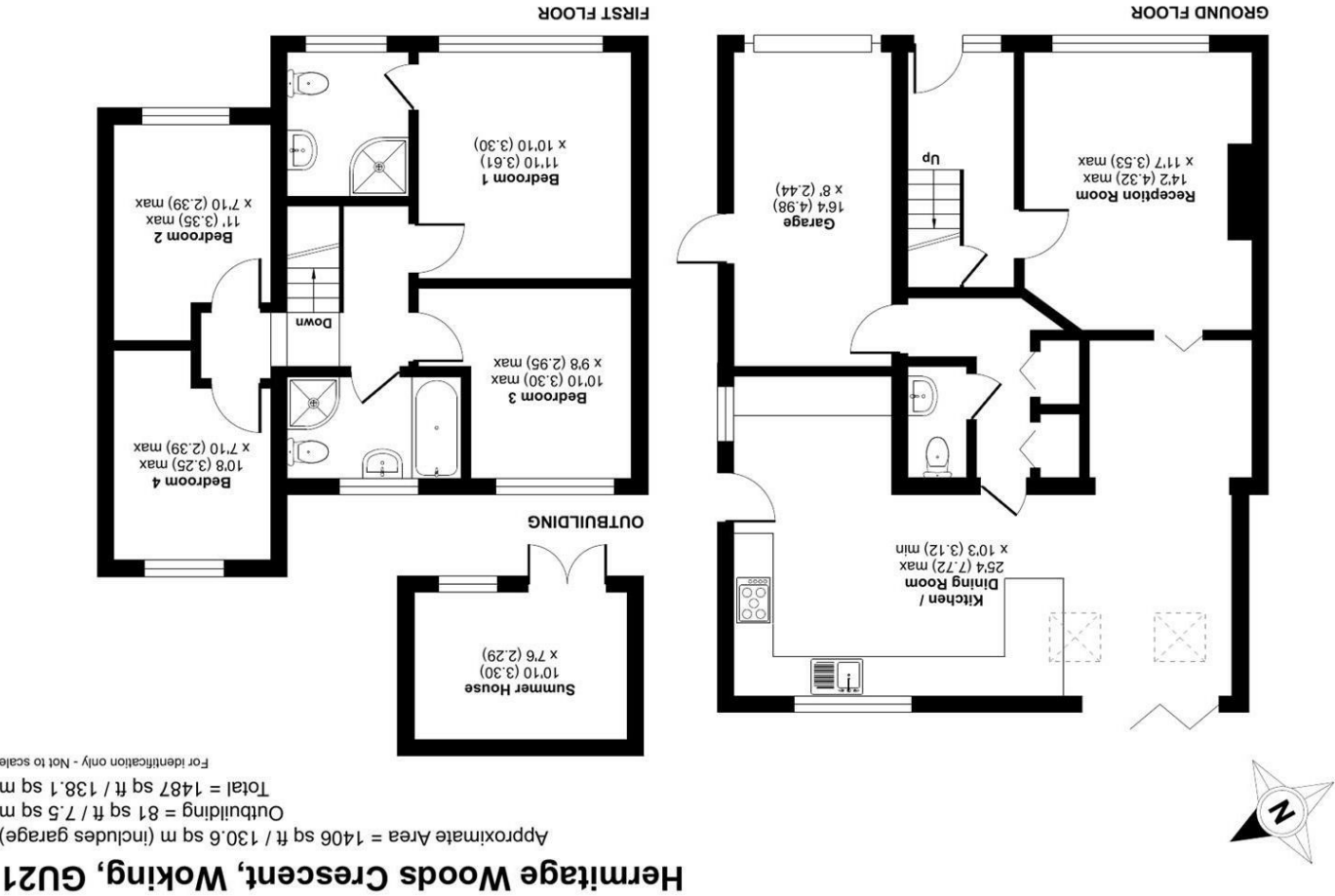


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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
Current		66
Potential		78

Produced for Waterfalls, REF: 863920  
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
RICS  
Certified  
Property  
Measurer



Hermitage Woods Crescent, Woking, GU21



107 Hermitage Woods Crescent, Woking, Surrey, GU21 8UF  
Price Guide £650,000

Freehold





## 107 Hermitage Woods Crescent

Woking, GU21 8UF



Council Tax:

### Features

- 4 bedrooms
- Large open-plan kitchen/breakfast/playroom
- Downstairs cloakroom
- Upvc double glazing
- Great location close to schools
- 2 bathrooms
- Separate living room
- Gas radiator central heating
- Large well maintained gardens

In the always-popular Hermitage estate in St Johns, this 4-bedroom semi-detached house has been cleverly extended to provide excellent accommodation including a superb open plan kitchen/breakfast/playroom with large skylights letting the light flood in. There is a separate utility area, and bi-fold doors opening out to the large garden & patio. The main sitting room is at the front of the house, and has a feature fireplace.

Upstairs, the master bedroom has its own recently-fitted en-suite shower room, and there are three further good-sized bedrooms and the (also recently-fitted) family bathroom upstairs too. On the ground floor, there is also a cloakroom, and a personal door to the garage (suitable for bicycle/motorbike storage). There is gas radiator central heating & upvc double glazing throughout, including the aforementioned bi-fold doors from the breakfast room to the garden.

Outside, the rear garden is well maintained and laid to lawn, with well-stocked flower and shrub borders, and a full-width recently-laid paved patio, with steps up to the lawn area. At the far end can be found a garden shed & a summer house. To the front, there is a driveway with space for one car, and a path at the side of the house to the rear garden.

### Local Area

St Johns is a great place to live, and The Hermitage is a very sought-after area within the village. Local shops & schools for all ages are just around the corner, and a wider range of shopping is available in the village itself. A Sainsburys superstore is less than a mile away, and Woking town centre is a delightful 3-mile walk along the towpath (or an equivalent distance drive) away. The newly-opened Victoria Place shopping centre offers an extensive range of stores including a Marks & Spencer, and there are plenty of other shopping & recreational amenities in the town too. Trains from Woking station reach Waterloo in around 25 minutes, and the A3, M3 & M25 are all within easy reach.

### Directions

