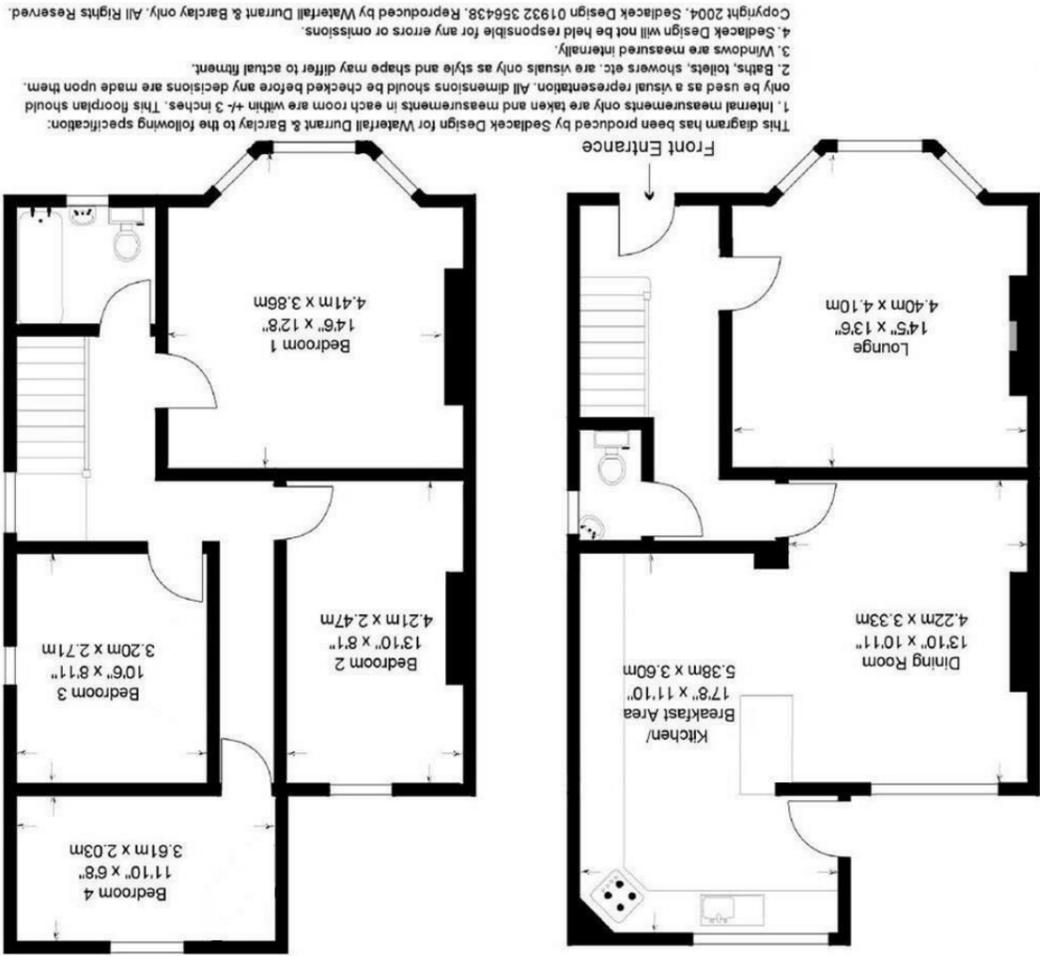


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England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not energy efficient - higher running costs	(1-20) G	
Current	87	Potential
Energy Efficiency Rating		
England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Current	50	Potential
Environmental Impact (CO ₂) Rating		

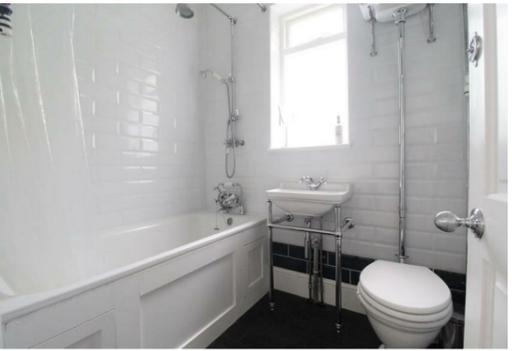


Approx. Gross Internal
Floorplan Area:
1262 Square Feet
118 Square Metres



23 Ferndale Road, Woking, Surrey, GU21 4AJ
Offers Over £800,000

Freehold



23 Ferndale Road

Woking, GU21 4AJ



Features

- Detached Edwardian Home
- Close to Town Centre & Station
- Refurbished Throughout
- Walled Front Garden
- Rear Access To The Garden
- Quiet Side Road Overlooking Common
- 2 Reception Rooms
- Garden
- 4 Bedrooms
- Adjacent to Horsell Common

Four bedroom detached family home less than a HALF A MILE from Woking Town Centre. Full of charm and character.

Dating from the turn of the last century this family home offers light and airy accommodation with high ceilings, picture rails and fireplaces being just some of the character features. Its CLOSE PROXIMITY to the town centre, mainline railway station and large number of primary and secondary schools, makes this property ideal for commuters and families alike.

A real feature of the property is a large zig-zagged semi-open plan kitchen/family room/breakfast/dining room with high ceilings and large windows providing plenty of light and a pleasant outlook over the garden. There is also a living room, downstairs cloakroom and a broad hallway.

On the first floor there are 4 bedrooms and a family bathroom.

The rear garden has a recently extended patio, lawn and access to the rear. The front garden is landscaped, walled and gated.

The property is ideally located, being so close to the town centre with its variety of shops, restaurants and bars and the mainline train station with frequent fast trains to London Waterloo. The Basingstoke Canal is a stone's throw away and Horsell Common, a vast area of common land popular with dog walkers is just a short drive.

Early viewings are strongly advised!

Local Area

Horsell is a pretty village and a much sought-after location, overlooked by the church on the hill. There is a choice of local shops, restaurants and pubs in the High Street. These include a lovely Indian restaurant, together with chinese and pizza takeaways. Day to day shops include a small supermarket, pet shop and butchers. Horsell Common and The Basingstoke Canal are close-by, both very popular sites for dog walkers. Schools locally are excellent for all ages. Horsell Village School remains the area's most requested primary school. Woking town centre is also in close proximity, offering a variety of shops, restaurants and coffee shops, a multi-screen cinema and a theatre which shows pre West End productions. The mainline train station offers frequent fast trains to London Waterloo (reached within approx. 25 minutes) and good communication links to the A3, M3 and M25 allowing easy access to London Heathrow and Gatwick airports.

Directions

