



Board School Road, Woking, Surrey, GU21 5HE

Guide Price £340,000



# Board School Road, Woking, Surrey, GU21 5HE

Located a short walk from Woking town centre and mainline station, this charming Victorian end of terrace property offers a mix of classic features and modern comforts. With its historical charm and extensive upgrades, this home provides practical living.

As you enter, you'll find a cosy living room flowing seamlessly into the dining area, ideal for relaxing or entertaining guests. The kitchen has a range of wall and base level units, space for appliances, and completing the downstairs is a downstairs WC.

Upstairs you find two spacious bedrooms complemented by an upstairs bathroom for practicality.

Significant improvements have been made in the past decade, including updated wiring and plumbing, ensuring reliability for the future. Structural enhancements, such as roof work and new render with pebble dash, demonstrate the meticulous care taken in maintaining this property.

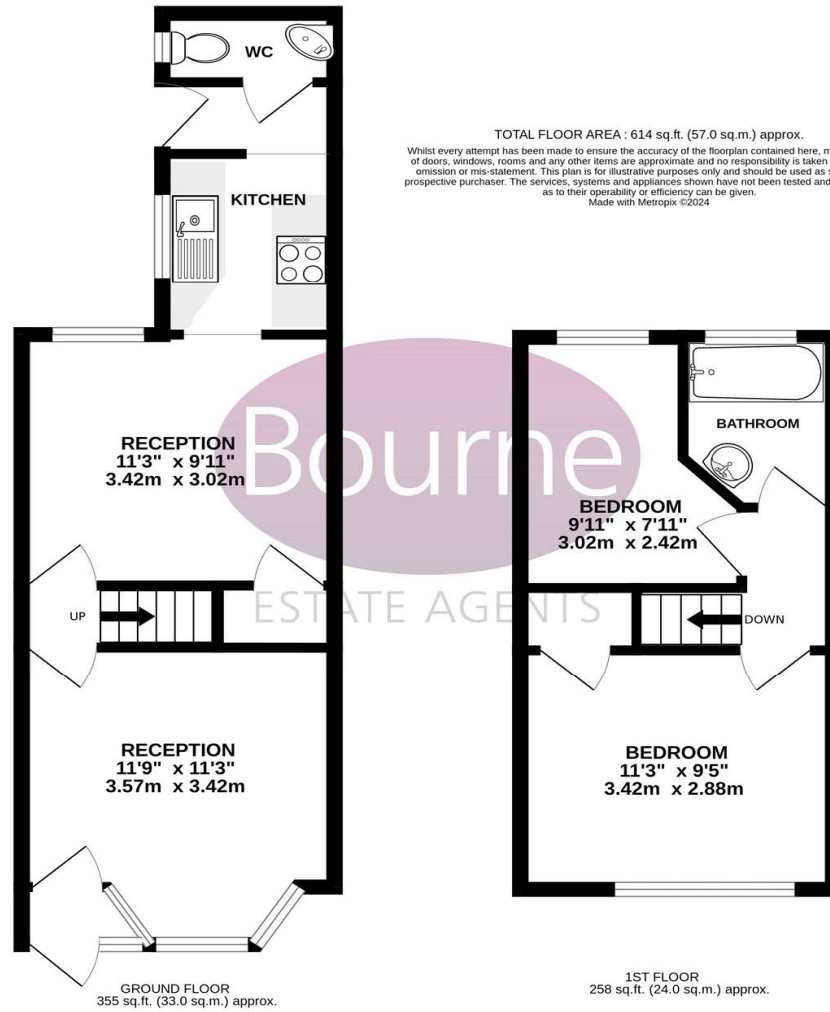
Outside, a generously sized garden provides a tranquil escape, while permit parking ensures hassle-free parking for residents and visitors alike.

Council Tax Band C - £2,108.09pa

- Character Cottage
- Two bedrooms
- Two reception rooms
- Upstairs bathroom
- Downstairs WC
- Rewired during current ownership
- Recently replaced external render
- Town centre location
- Sizeable Rear garden

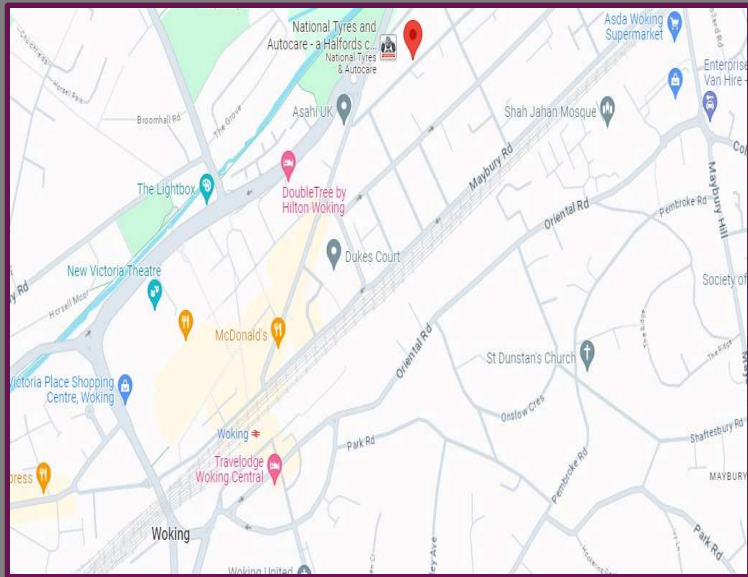


# Floorplan



# Location

Woking is a busy commuter town with several trains per hour providing a fast direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place which hosts major high street retail brands, a multi-screen cinema and the New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes which cater for every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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