



ESTATE AGENTS



Batten Avenue, Woking, Surrey, GU21 8TP

£275,000

Batten Avenue, Woking, Surrey, GU21 8TP

A very well appointed two bedroom ground floor maisonette boasting driveway parking, large private rear garden and outbuilding, located close to local shops, schools and Brookwood mainline station.

As you enter the property, you step into a spacious living room with a front aspect window, convenient storage cupboard and brand new flooring which continues throughout the property. The open plan layout continues into the kitchen with a range of refitted eye and base level units, work surfaces and tiled splash backs. The kitchen overlooks and leads to the garden via french doors.

The master bedroom is reasonably sized and also enjoys views over the rear garden whilst the second single bedroom provides views to the front. The bedrooms are serviced by a modern bathroom comprising panel enclosed bath with shower over, low level WC and pedestal hand basin with fully tiled surrounds.

The private rear garden is generously sized and enjoys both patio and lawn areas whilst also providing shed storage. There is also a fantastic out-building which makes for an ideal additional reception room, office or recreational area.

Council Tax Band C - £2108.09pa
Leasehold - 102 years remaining
Service charge - TBC
Ground rent - TBC

- Ground floor maisonette
- Large private garden
- Two bedrooms
- Open plan living space
- Refitted kitchen
- Modern bathroom
- Driveway parking
- Newly installed flooring
- Village location
- No onward chain



Floorplan



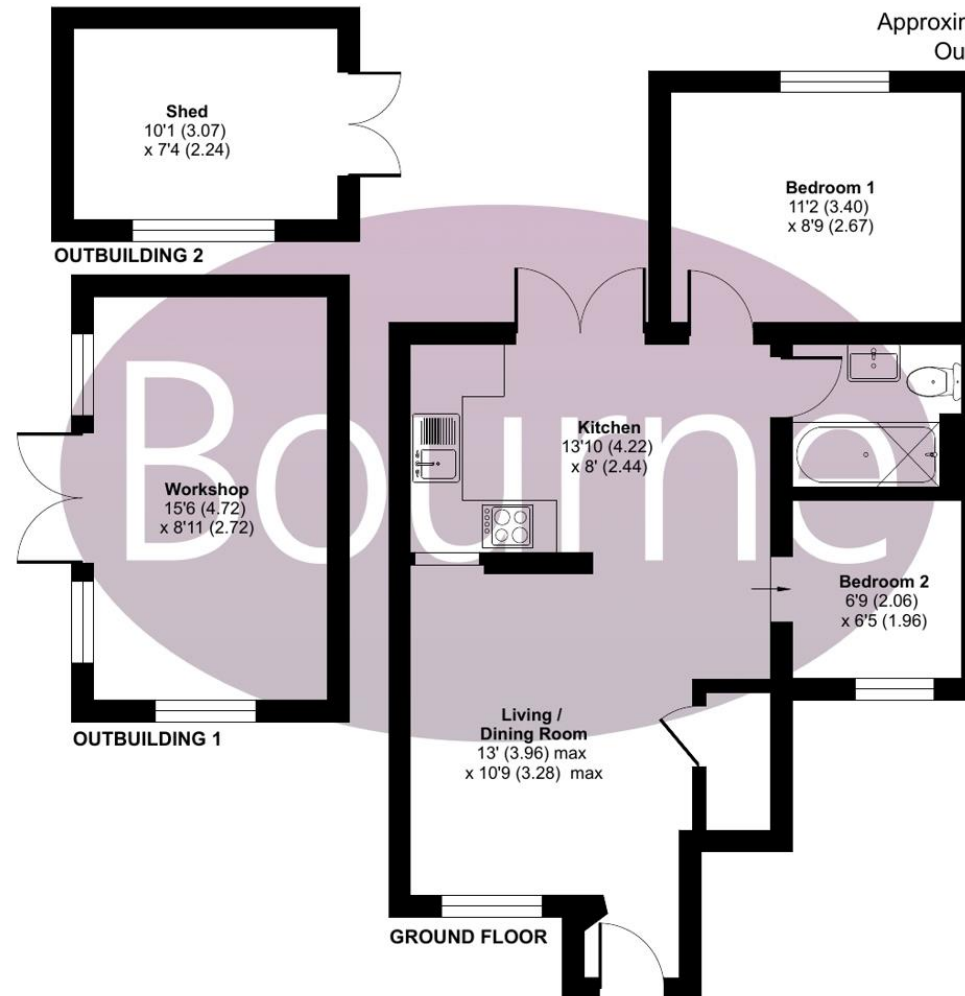
Batten Avenue, Woking, GU21

Approximate Area = 503 sq ft / 46.7 sq m

Outbuildings = 215 sq ft / 19.9 sq m

Total = 718 sq ft / 66.6 sq m

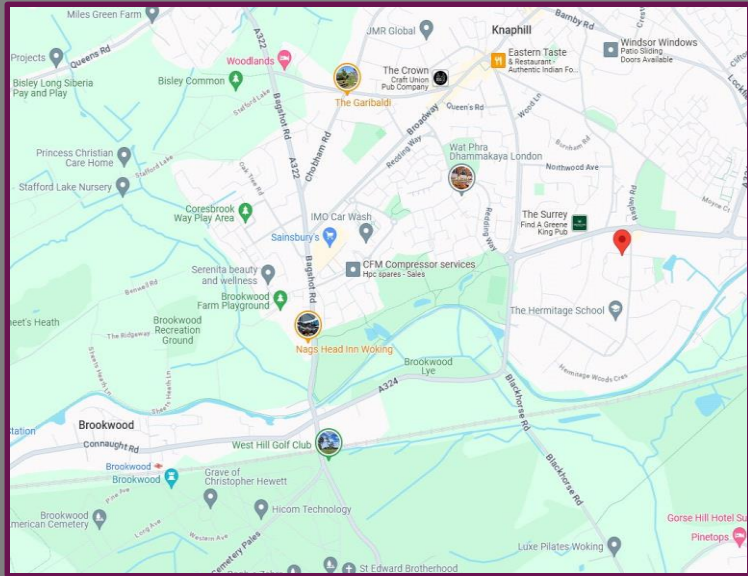
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1131830

Location

Located in St Johns village, this property benefits from a vibrant high street offering a range of convenient shops. The picturesque towpaths of the Basingstoke Canal are also within easy reach. Woking, approximately one mile away, provides excellent shopping amenities and boasts one of the best train services to Waterloo in the area. The village is surrounded by several reputable primary schools and Winston Churchill secondary school.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
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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