



Bourne
ESTATE AGENTS

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Lambourne Crescent, Sheerwater, Woking, Surrey, GU21 5RQ

£450,000

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An extremely well presented three bedroom semi-detached house, located within easy reach of each Woking and West Byfleet offering an excellent choice to commuters.

Entering the property, a recently added porch offers convenient storage for shoes and coats, with stylish flooring continuing through the ground floor.

The living room is immaculately presented with tasteful decor and boasts an inset fireplace and overlooks the front garden. From here a door opens into the kitchen which offers a range of wall and base level units, with several integrated appliances, solid worksurfaces and even accommodates a breakfast/dining table. Completing the ground floor, the addition of a downstairs WC adds huge day-to-day practicality.

The first floor boasts three bedrooms, each of which with laminate flooring. The bedrooms are served by a refitted family bathroom, comprising bath with shower over, low level WC and his and hers hand basins.

Externally, a generous garden enjoys a south facing aspect with raised decked area for entertaining, well stocked borders, storage shed/workshop and a further garden room.

To the front a driveway could be created in place of the front garden if required, however ample on-street parking is available without the requirement for a permit.

Opposite the property is access directly onto the Basingstoke canal perfect for travelling to and from town or enjoying peaceful waterside walks.

Council Tax Band C

- Semi-detached family home
- Immaculate presentation
- Three bedrooms
- Refitted bathroom
- Stylish modern kitchen
- Bright front aspect living room
- South facing garden
- Detached cabin and separate storage shed
- Close to Woking and West Byfleet mainline stations



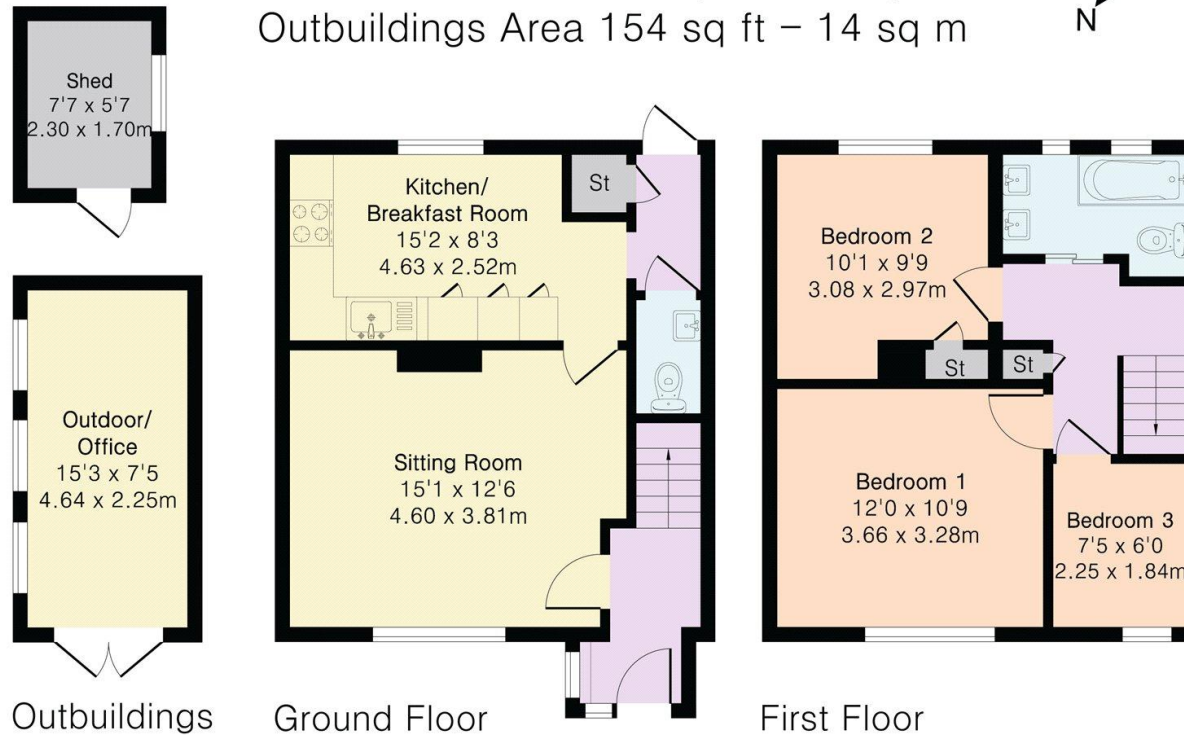
Floorplan

Approximate Gross Internal Area 805 sq ft - 75 sq m (Excluding Outbuildings)

Ground Floor Area 410 sq ft – 38 sq m

First Floor Area 395 sq ft – 37 sq m

Outbuildings Area 154 sq ft – 14 sq m

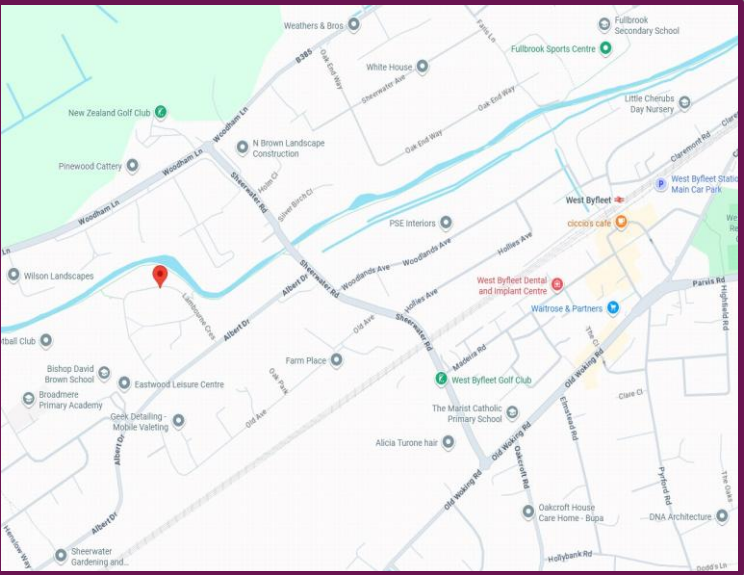


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Location

Woking is a busy commuter town with several trains an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). There are two main shopping centres, The Peacocks Centre and Wolsey Place, both hosting all the major high street retail brands and designer boutiques. There are also a number of fine restaurants, bars, pubs and cafes, which cater for ones every taste.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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