



Cranley Court, Park Road, Woking, Surrey, GU22 7EL

A rarely available ground floor two-bedroom maisonette with share of freehold, private gardens, garage and off-street parking, situated within an exclusive block of just four maisonettes in a highly convenient Woking location.

Occupying a pleasant position within this well-established development, the property offers spacious and well-balanced accommodation throughout. The generous sitting/dining room is bright and welcoming, featuring attractive wood-effect flooring and direct access to the side garden.

The modern fitted kitchen is well appointed with a range of contemporary wall and base units, ample work surfaces and integrated appliances.

There are two double bedrooms served by a family bathroom fitted with a white suite and shower over the bath, whilst a separate cloakroom/WC provides additional convenience.

A particular feature of the property is the outside space. The maisonette enjoys a private side garden together with a front garden area, offering far more outdoor space than is typically associated with apartment living. The property also benefits from a garage and off-street parking.

Further benefits include share of freehold, gas central heating, double glazing and the advantage of being one of only four maisonettes within the building.

Leasehold - 973 years remaining

Council tax band C

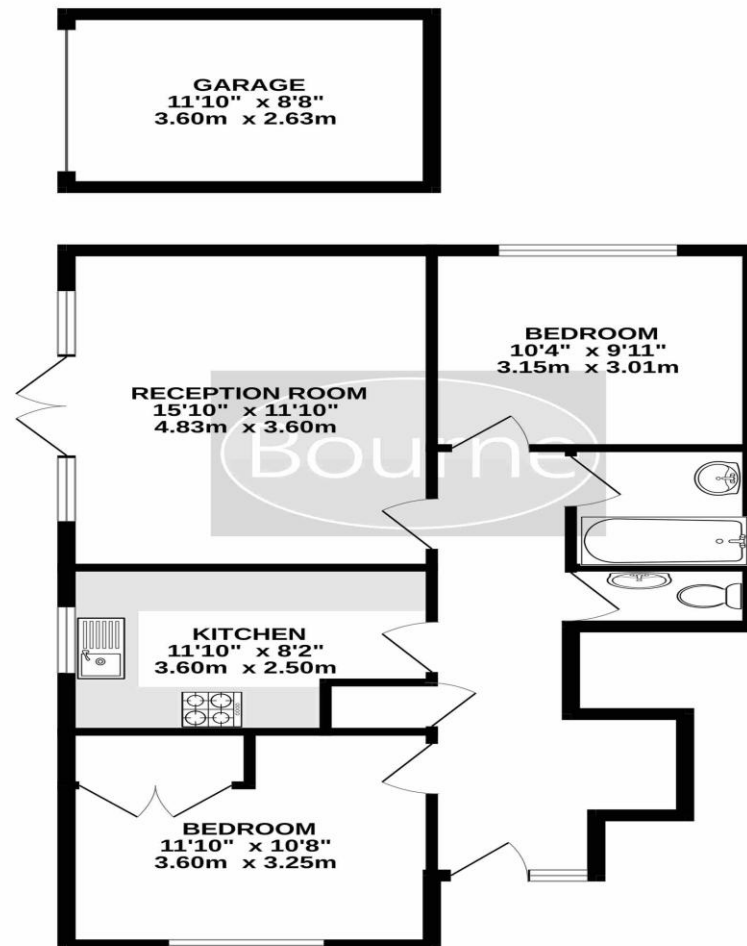
Share of Freehold

- Ground floor maisonette
- Share of freehold
- Small block of just four maisonettes
- Two bedrooms
- Spacious sitting/dining room
- Modern fitted kitchen
- Family bathroom
- Separate cloakroom/WC
- Private side garden
- Front garden area
- Garage
- Off-street parking
- Gas central heating
- Convenient location close to Woking town centre and station



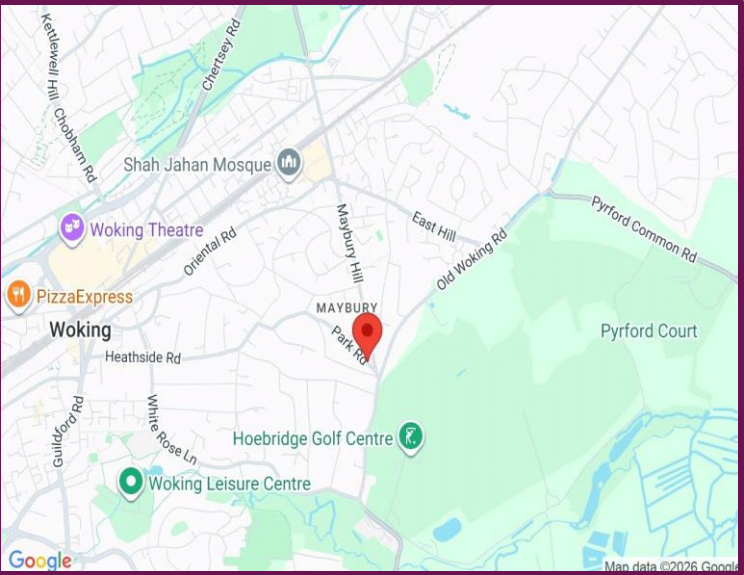
Floorplan

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



Location

Conveniently located on Park Road, the property is within easy reach of Woking town centre, offering an extensive range of shopping, dining and leisure facilities, whilst Woking mainline station provides fast and frequent services to London Waterloo.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	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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