



23 Coniston Road, Woking, Surrey, GU22 9HU

£2,000 per month

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A well-presented detached bungalow offering spacious three-bedroom accommodation, off-road parking and a generous rear garden, ideally situated in a pleasant no-through road less than two miles from Woking town centre and mainline station.

The property comprises an entrance porch leading into a welcoming hallway, three well-proportioned bedrooms, a family bathroom and a separate WC. To the rear, the fitted kitchen offers a range of base and eye-level units with matching drawers, while the bright and spacious living/dining room enjoys views over the garden and features laminate flooring and double doors opening onto the patio.

Further benefits include UPVC double glazing and gas central heating throughout.

Externally, the property boasts a particularly good-sized rear garden, mainly laid to lawn with a patio area, greenhouse and garden shed, providing an excellent space for outdoor entertaining and family enjoyment. To the front, there is off-road parking for up to two vehicles.

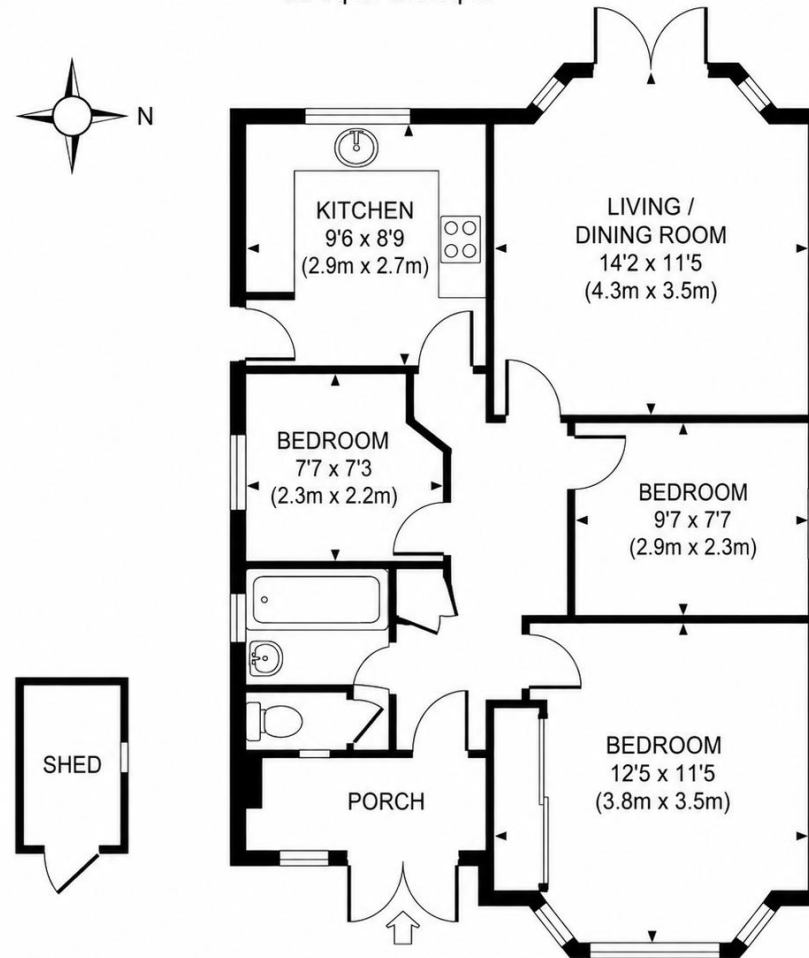
This delightful bungalow offers a wonderful combination of peaceful residential living with convenient access to local amenities, highly regarded schools and excellent transport links into Woking and beyond.

- Detached three-bedroom bungalow
- Quiet location
- Less than two miles from Woking town centre and mainline station
- Spacious living/dining room with doors to the rear garden
- Fitted kitchen with a range of base and eye-level units
- Family bathroom and separate WC
- UPVC double glazing throughout
- Gas central heating
- Generous rear garden with patio area
- Greenhouse and garden shed
- Off-road parking for up to two vehicles
- Unfurnished

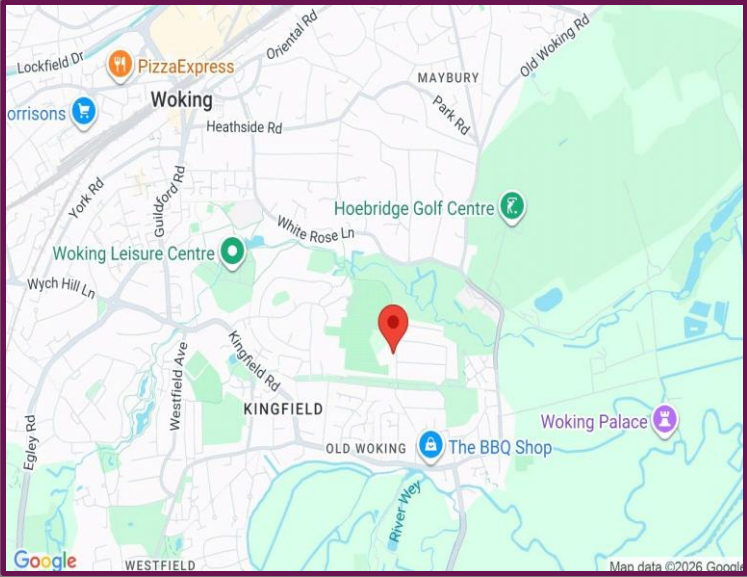


Floorplan

Approximate Gross Internal Area
629 sq ft / 58.5 sq m
Approximate Gross Internal Area Outbuildings
22 sq ft / 2.0 sq m



Location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 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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