

**FOR SALE**



**Lambourne Crescent, Woking**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**Asking Price Of £650,000**





Offered to the market with NO ONWARD CHAIN is this impressively spacious, four-bedroom semi-detached family home. Located in a residential area with easy access to local amenities, the town centre and mainline station.

- No Chain
- Four Double Bedrooms
- Large Living Area
- Dining Room
- Potential To Further Extend STPP
- Two Bathrooms
- West Facing Garden

Providing 1645 square foot of living space, you are initially welcomed into the entry foyer which leads into the heart of the house, the living area is more than capable of accommodating the whole family and guests, from here you can access the dining area which is complimented with a view of the garden and the skylight, also to the rear of the home is the modern kitchen with fitted appliances, additionally there is a downstairs shower room and a double bedroom.

Upstairs there is the family bathroom and three double bedrooms, all of which include fitted wardrobes.

Outside the front has some lawn space and a large driveway which can accommodate parking for multiple vehicles, further to this a garage is available for storage/useable space, a large side gate allows for access to the west facing rear garden and additional parking if required. The large garden features patio space but is mainly laid to lawn and includes an array of shrubs.

The property is conveniently located between Woking Town Centre & West Byfleet, of which both allow access to mainline train stations and an array of local amenities. Woking is characterized by its excellent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

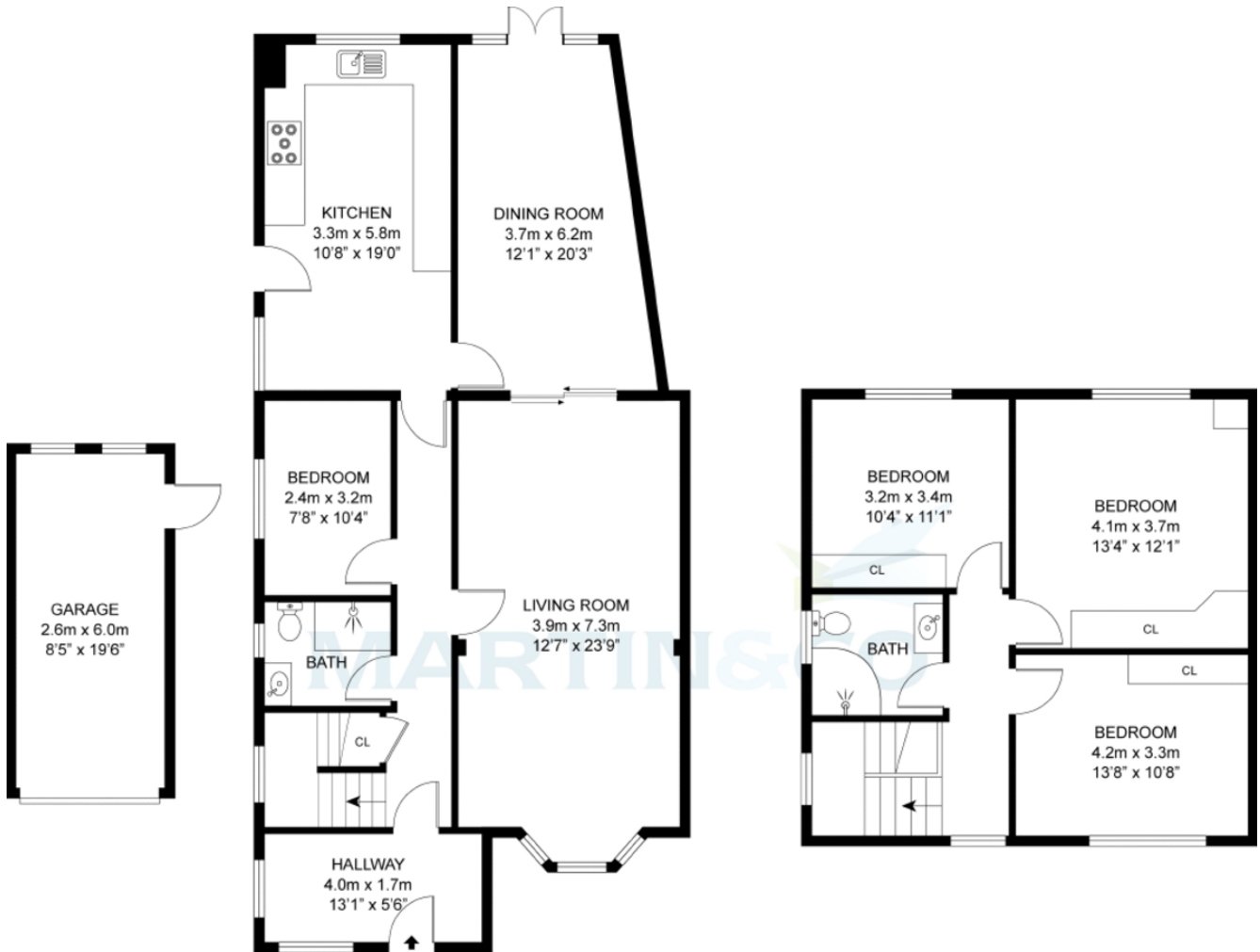


transport links, notably the mainline railway station connecting residents to London Waterloo and beyond. This home also benefits from its proximity to local motorways, including the M25 and A3, facilitating convenient travel by road.

Well regarded local schooling includes the likes of: Bishop David Brown, Broadmere Primary, Fullbrook and Pyrford Church Of England.

Viewings are welcomed.





GROSS INTERNAL AREA  
 GROUND FLOOR: 1067.7 sq ft, 99.2 m<sup>2</sup>  
 FIRST FLOOR: 575.8 sq ft, 53.5 m<sup>2</sup>  
 TOTAL: 1643.5 sq ft, 152.7 m<sup>2</sup>  
 GARAGE: 167.9 sq ft, 15.6 m<sup>2</sup>

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Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.