



8 Beech House Sycamore Avenue Woking Surrey GU22 9FB

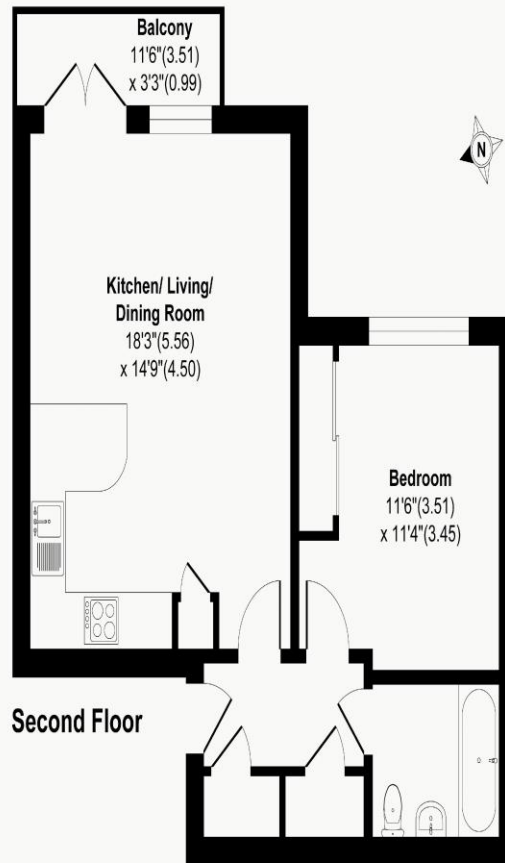
£250,000



Beech House, Sycamore Avenue, Woking, GU22

Approximate Gross Internal Area = 508 sq ft / 47.19 sq m

For Identification Only - Not to scale



Second Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents by FJcam Productions.



Set within the modern and sought-after Willow Reach development, an impressive second-floor one-bedroom apartment offering stylish, and contemporary living space. On the second floor, conveniently accessible via lift service, the property opens into a welcoming entrance hall complete with useful built-in storage cupboards. At the heart of the home is an open-plan living, dining, and kitchen space designed to comfortably accommodate relaxed daily living, dining furniture, and a dedicated home office setup. Large windows draw in an abundance of natural light, and direct access leads out to a private balcony boasting distinctive, restricted views towards Kingfield Stadium, home of Woking Football Club. The modern fitted kitchen features a clean, streamlined design with ample cabinetry and built in appliances. The sleeping accommodation comprises a generous double bedroom enhanced by convenient built-in wardrobes, complemented by a sleek contemporary bathroom finished to a crisp modern standard. Further highlights include an allocated parking space and secure building access. Ideally situated on Sycamore Avenue, the location provides fantastic proximity to local amenities. Residents can enjoy easy access to the nearby Woking Leisure Centre and Park, alongside a smooth stroll or quick commute into Woking Town Centre and main-line train station, offering rapid connections into London Waterloo. EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.