



Jersey Close, Knaphill, Woking, GU21 2FS
£1,350 Per Month

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This two double bedroom property benefits from a downstairs cloakroom, allocated parking and an enclosed rear garden. The modern kitchen has stylish base and wall units, integrated appliances and gas hob. The living room has been extended perfect for a dining room or working from home space with double opening doors out to the garden. Both double bedrooms have built-in wardrobes and the main bathroom has a modern suite, wall and floor tiles.

The rear garden is low maintenance with artificial lawn, a decked terrace area plus garden shed and to the front are two allocated parking spaces.

Available immediately, Unfurnished
Council Tax band D

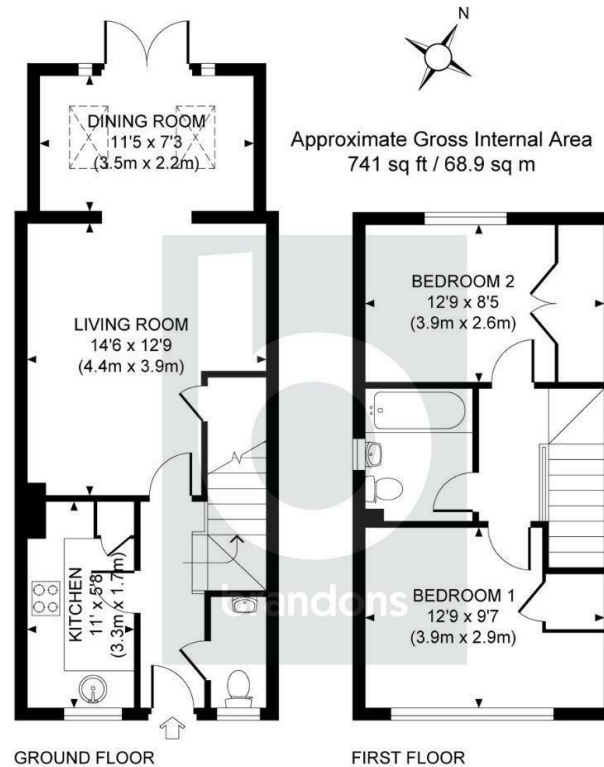
Knaphill village has a range of shops, pubs, restaurants and a Post Office. For more comprehensive shopping Sainsburys superstore is within walking distance. For commuting, nearby Brookwood station, direct to Waterloo in 30 minutes. For those who enjoy the outdoors there is Stafford lake which is ideal for dog walking as well as Brookwood Country Park.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	98	85	98
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.



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