



Dunnetts, Knaphill, Woking, GU21 2NU
£345,000 Freehold

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**** NO ONWARD CHAIN **** We are delighted to present this charming end of terrace 'Selsey II' style bungalow offering the space of a corner plot. Nestled in a popular residential setting, this delightful home provides comfortable and flexible accommodation ideally suited to a range of buyers, including downsizers, couples, or those seeking single storey living. Externally, the wraparound garden is both well-maintained and low maintenance, providing a private outdoor space that's easy to enjoy year-round. In addition, the property benefits from a garage located in a nearby block. Internally, the good size fitted kitchen is equipped with a hob and oven, fridge freezer and space for a washing machine and dishwasher. The main bedroom has built-in wardrobe space and there is a good size lounge with feature fireplace plus a full width conservatory that enjoys views over the private garden.

Knaphill village has a range of shops, pubs and restaurants, including a Post Office. For more comprehensive shopping, Sainsbury's superstore is also close by. For commuting, Brookwood station provides a regular service direct to London Waterloo, Woking and Guildford. For those who enjoy the outdoors, there is Brookwood Country Park, Goldsworth Lake close by, ideal for dog walking or a family stroll.

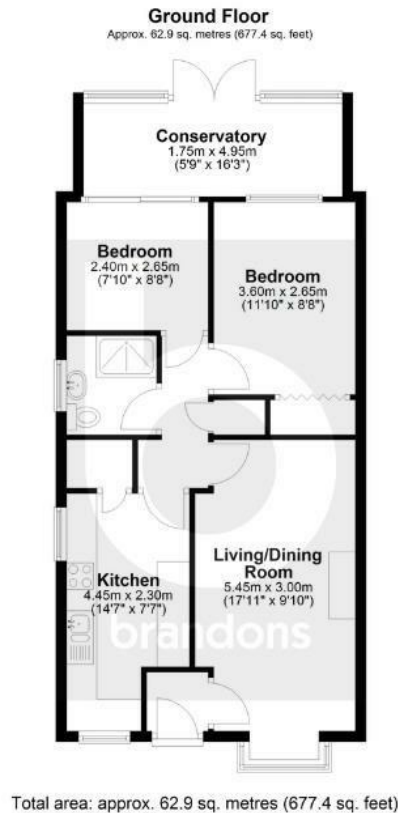
Council Tax Band - C Woking.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		75	80
EU Directive 2002/91/EC			

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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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

