

Connaught Crescent, Brookwood,Woking, GU24 0AN

£379,950 Freehold

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** No onward chain ** An opportunity to acquire a three-bedroom canal backing house, situated close to local amenities and within a short walk of Brookwood Mainline Station with regular, direct train services to London Waterloo in 35 mins.

The property is offered to the market for the first time since the late 70's and has scope for extending (subject to usual consents) and modernising, however it has been fitted with a new Worcester Bosch boiler. Upstairs are two double bedrooms, a generous single bedroom and the family bathroom while the ground floor benefits from a downstairs W.C, rear aspect kitchen and a large living room. Located in a highly regarded cul-de-sac, this property would make an ideal purchase for a young







family, couple or anyone looking for a substantial home to put their own stamp on.

Local amenities include a primary school within walking distance, local shops and easy access to both Woking and Guildford. The local area is delightful for all leisure pursuits with access to the Basingstoke Canal towpath, miles of dog walking via the adjoining Sheets Heath woodland, as well as several highly renowned golf courses within a mile.

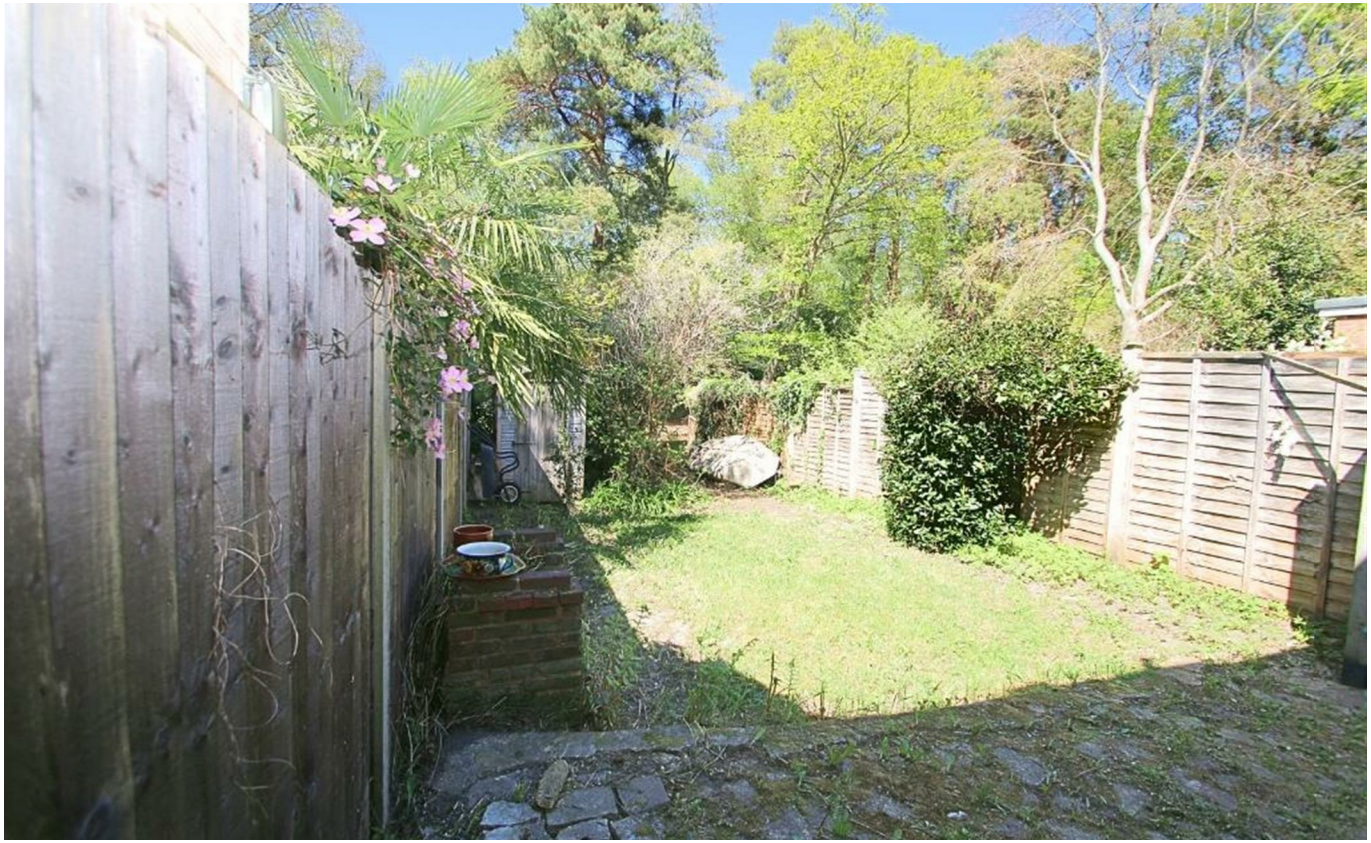
Council Tax band - C







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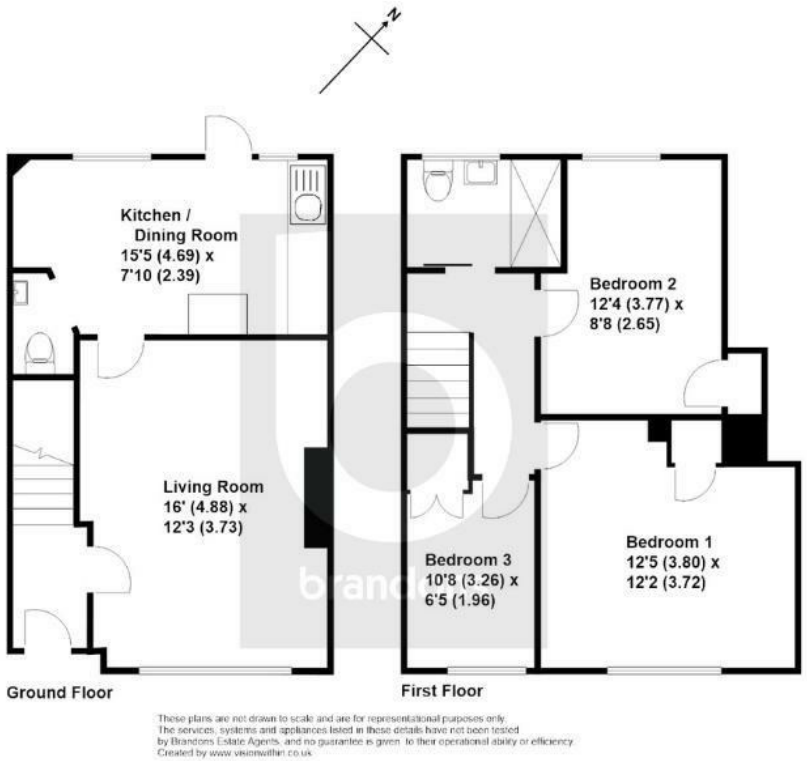




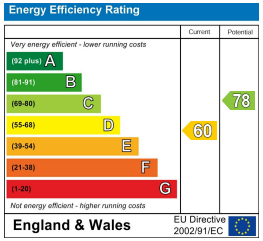
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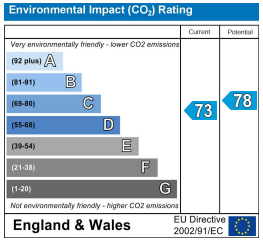
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Approximate gross internal floor area 810 sq/ft - 75 m/sq



These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested by Brandons Estate Agents, and no guarantee is given to their operational ability or efficiency.
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