



Clinton Close, Woking, GU21 2AL  
£524,950 Freehold

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A chance to acquire this three bedroom, three bathroom semi-detached bungalow which provides flexible accommodation, having recently been updated to include new windows, a new boiler, re-wired and plumbed plus insulated. Extended to provide a good size lounge thro dining area and a modern re-fitted stylish kitchen with integrated appliances plus space for free standing appliances, two modern bathrooms with white suites and a separate shower room, a secluded and enclosed rear garden. This property benefits from gas heating via radiators and a garage with driveway parking to the front.

Situated in a sought after cul-de-sac location within access of all village amenities which include highly regarded schools and transport links to Woking town centre with its main line station. A viewing is highly recommended.



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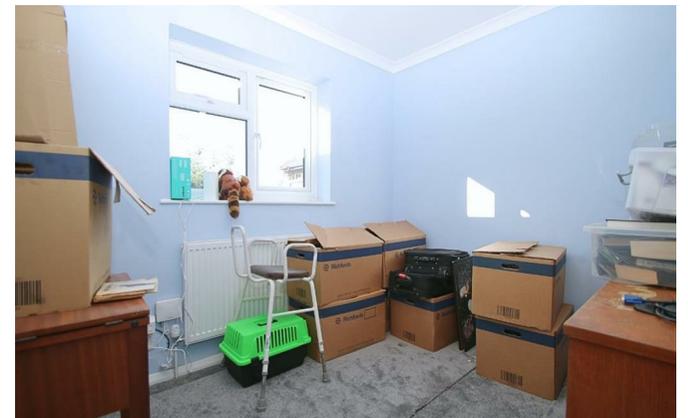
Council Tax Band D

## Location

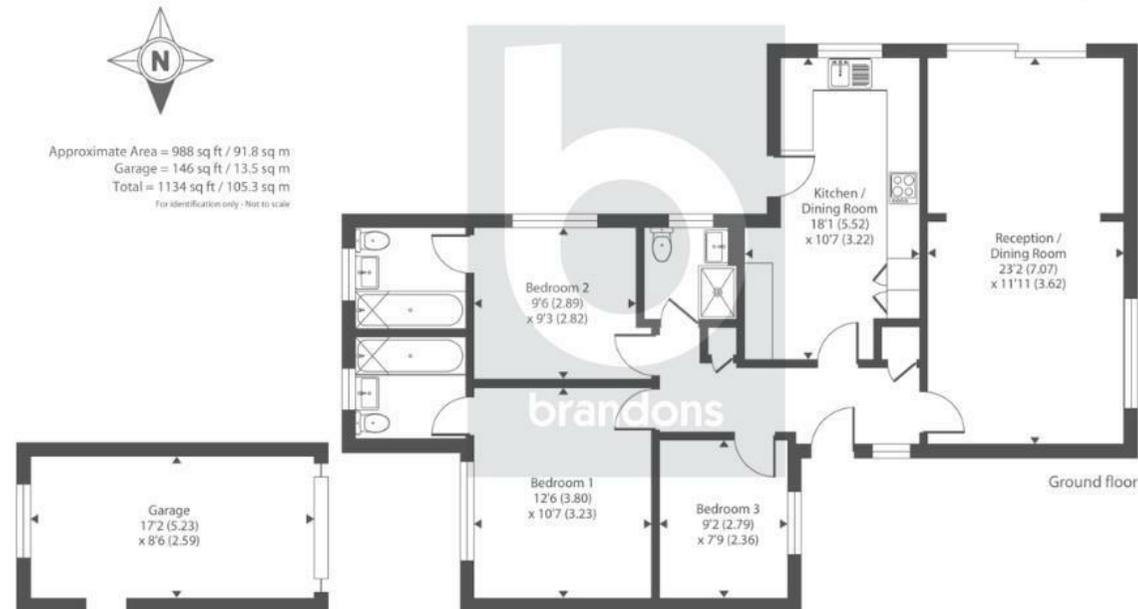
Knaphill has many good schools to choose from, a number of convenience shops on the high street and several supermarkets. There are good road and bus links to Guildford and Woking whilst the M3 motorway is less than a 10 minute drive. The nearest Mainline stations are Woking or Brookwood, each providing a direct link to London Waterloo (26 or 35 minutes approximately).



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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	
	72 79
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	75 79
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

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