



AVENUE

Creston Avenue, Knaphill, Woking, GU21 2NE
£349,950 Freehold Freehold

brandons

brandons

**** NO ONWARD CHAIN **** We are delighted to present this charming end of terrace 'Selsey II' style bungalow offering the space of a corner plot. Located 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 garden is both well-maintained and low maintenance, providing a private outdoor space that's easy to enjoy year-round. The property benefits from a garage located in a nearby block. Internally, there is a good size lounge, a full width conservatory that enjoys views over the private garden. Two double bedrooms and a bathroom with a three-piece suite and a shower over the bath. The bright and airy kitchen with matching base and wall units offers an array of storage and space for free standing appliances. 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



brandons



brandons



Total area: approx. 67.2 sq. metres (723.1 sq. feet)

| 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 | | 67 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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 | | 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.



www.brandonsmove.co.uk

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.

