



Powderham Court, Woking, GU21 2HD
£399,950 Freehold Freehold

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A well presented three bedroom end of terrace house that benefits from a downstairs cloakroom, conservatory and a modern refitted kitchen, a master bedroom with en-suite and good size lounge/dining room plus a secluded rear garden.

To the first floor are three good size bedrooms and the bathroom and to the front is driveway parking for two cars.

Situated in an extremely popular location within walking distance of all village amenities including public transport connections to Woking town centre and highly regarded schools.

Knaphill village has a range of shops, pubs, restaurants and a Post Office. For more comprehensive shopping Sainsburys superstore is approximately quarter of a mile away. 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.

A viewing is recommended.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(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			87
(81-91) B			
(69-80) C			69
(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

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