



Dunnetts, Woking, GU21 2NU  
£375,000 Freehold

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**\*\* No onward chain \*\*** A chance to acquire this three-bedroom semi detached Henbury style house, providing excellent accommodation and benefiting from the addition of a conservatory. The accommodation features a kitchen, alongside a generously sized reception room that leads to the conservatory. Upstairs, you will find three well-proportioned bedrooms offering ample space for a growing family, complemented by a family bathroom. This property is ideal for anyone looking for a home with potential.

Outside, there is a good sized enclosed rear garden mainly laid to lawn with a decked terrace area. There is a garage within a near-by block. Knaphill village has a range of shops, pubs, restaurants, and a Post Office. For more comprehensive shopping Sainsburys superstore is within walking distance. 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.

Council Tax band -D



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 89        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         | 89        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| 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)

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.