



Clinton Close, Woking, GU21 2AL  
£499,950 Freehold

**brandons**

# brandons

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.



# brandons

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).



# brandons



# brandons



Energy Efficiency Rating	
Current	Potential
72	79

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
75	79

Very environmentally friendly - lower 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.



[www.brandonsmove.co.uk](http://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.

