



Chestnut Grove, Woking, GU22 9PL  
£1,950

**brandons**

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An immaculate three double bedroom semi detached bungalow to rent in a popular cul-de-sac location. The property provides excellent family accommodation including a modern refitted kitchen and refitted bathroom with a separate shower cubicle, a good size living room, plus conservatory.

Woking has been the subject of significant investment in recent years. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities, the New Victoria theatre and multi screen cinema. Within walking distance you have Woking's mainline station, which runs a fast and frequent service into Waterloo (approx. 23 mins), and here you will also find a very efficient coach service to Heathrow airport. There are areas of open space and woodland which make for excellent walking and Cycling and a great many highly regarded schools in both the private and the state sector.

Council tax band D / EPC rated D  
Unfurnished / available End of October.

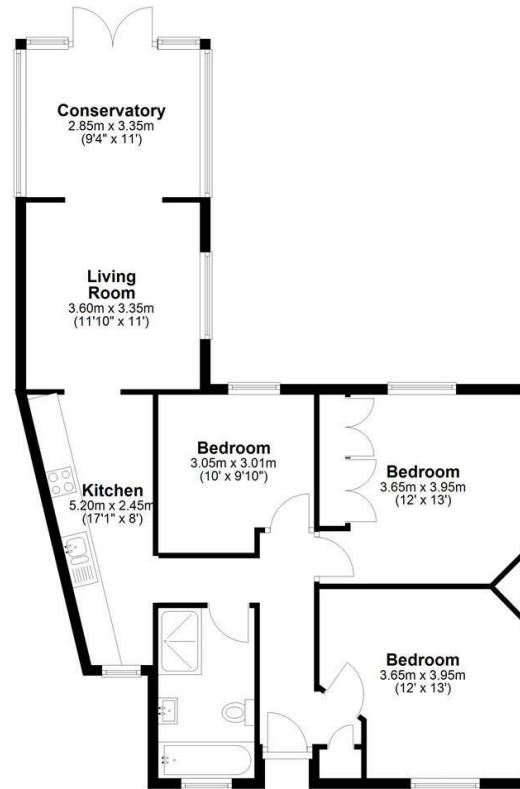


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**Ground Floor**  
Approx. 83.6 sq. metres (899.9 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC | 80        |

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



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