



Grindstone Crescent, Knaphill, Woking, GU21 2RZ  
£525,000 Freehold

**brandons**



# brandons

This lovely bungalow has much to offer. Chain free, situated on the outskirts of Knaphill village, this semi-detached three bedroom bungalow also provides plenty of scope to create an amazing home in a desirable location subject to the usual consents.

The accommodation comprises a spacious front aspect lounge with a feature fireplace, a great conservatory at the back is perfect for watching the local bird life feed in the mature rear garden, a refitted modern kitchen with integrated double oven and hob plus additional space for appliances and plenty of workspace and storage. There are three well-proportioned bedrooms, an excellent size bathroom with a shower combination, a hand wash basin and a WC.

Outside to the front, the property benefits from driveway parking for two cars and detached garage, an attractive front garden and to the rear is a pretty garden space which has a lawn and mature planting with an added sun deck and garden room as well as a garden shed. Knaphill village offers a selection of amenities which include shops, restaurants, a post office and highly regarded schools. Regular transport links into Woking town centre and a choice of both Brookwood and Woking main line stations direct to Waterloo within 30 minutes.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

Council Tax band - D

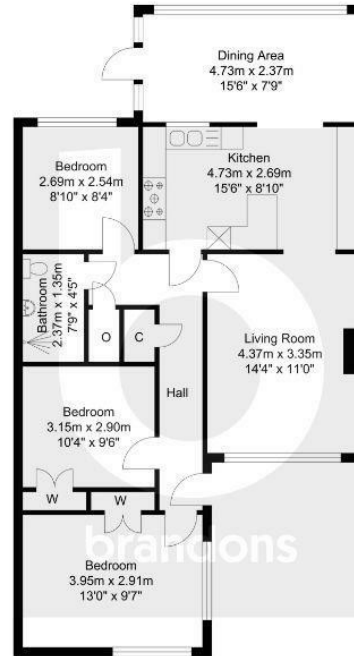




# brandons



# brandons



Total Approximate Area  
878.01 sq. ft.  
(81.57 sq. m)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			75
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	



[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.

