



Coresbrook Way, Woking, GU21 2TP  
£615,000 Freehold

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A superb four bedroom detached family home offering excellent internal living space and situated in the much requested location of Coresbrook Way. Arranged over two floors; the ground floor boasts a spacious light and airy shaker style kitchen-breakfast room with integrated appliances, tiled flooring and views out across the garden and door through to a separate utility room. There is a good size rear aspect dining room with double opening doors out onto the paved terrace. The main reception room is front aspect with a bay window a feature wall with a fireplace and tiled surround. Off the entrance hall is a downstairs cloakroom and completing the downstairs our vendors have a music room.

Upstairs the principal bedroom benefits from an ensuite shower room, bedrooms two and three are doubles and bedroom four is a very generous single room, completing upstairs is the family bathroom.

Outside the enclosed rear garden is landscaped there is a garden shed and terrace and patio perfect for summer bbq's, side access gate to the front. A paved driveway provides space for four cars and our vendors have installed a 7kW EV charger.

Situated within easy reach of Knaphill which has several good primary schools as well as Winston Churchill secondary school. There is a Sainsburys superstore a range of local shops for day to day needs, cafes, pubs and restaurants plus excellent public transport links into Woking town centre. Which has been the subject of massive improvement and is just a short drive away and now has something of a bustling and cosmopolitan feel to it with a wide and eclectic array of bars, restaurants and shops. In the Peacocks centre you will also find the New Victoria theatre and the multi screen cinema along with further shopping opportunities. Commuter road links are provided via the M3, A3, Brookwood station a 12 minute walk, Woking mainline station aprx. 4miles away with frequent, direct trains to London Waterloo in under 30 minutes.

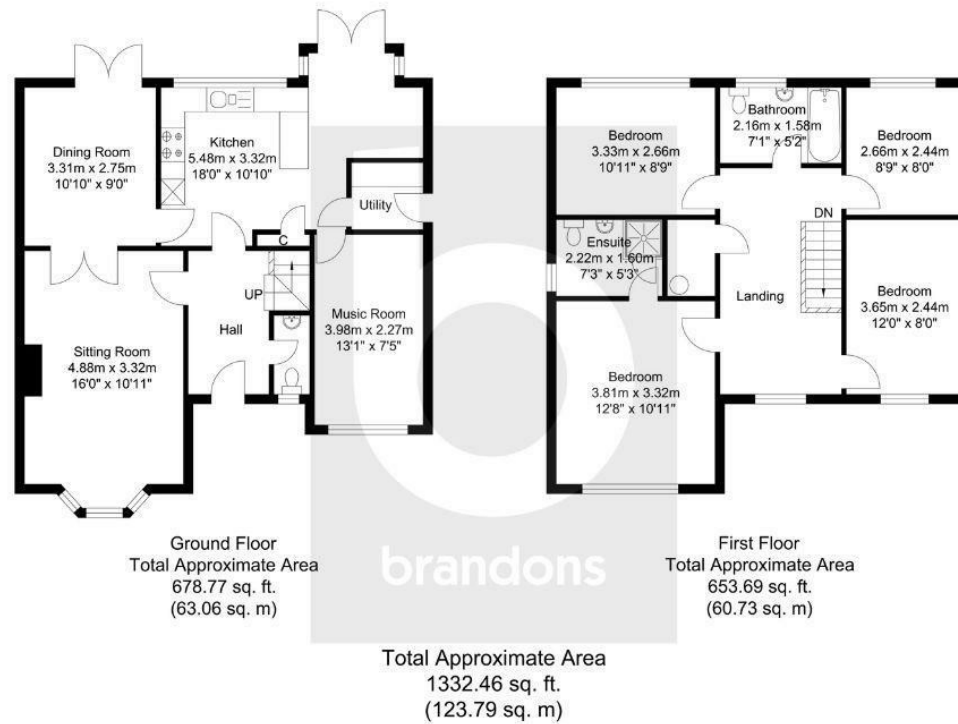
Council Tax band F.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(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	76	84

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

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