



# brandons

Located in a prominent position, moments from Knaphill village and popular local schools is this well presented three-bedroom detached bungalow.

Accessed via a good size driveway, this property offers versatile living accommodation that includes two wonderfully proportioned reception rooms plus three generous bedrooms, the master featuring fitted bedroom furniture, and all have the use of a modern family bathroom with a shower attachment over the bath.

The spacious front aspect sitting room adjoins a separate dining room accessed via sliding internal doors, the large kitchen/breakfast room is fitted with a comprehensive range of base and eye level units with a built-in oven and hob with additional space for a washing machine, dishwasher, and fridge freezer and a kitchen door providing access out to the garden. Off the entrance porch is the benefit of a cloakroom.

The garden area extends to the side and rear and has been paved to provide a pleasant low maintenance environment ideal for relaxing and entertaining. Potential for parking exists in this area by virtue of gated access out onto Victoria Road. The front provides more extensive parking which is accessed via a double gate.

Viewings are recommended.

Knaphill village has a range of shops, pubs and restaurants, including a Post Office. For more comprehensive shopping, Sainsbury's superstore is also close by. For commuting, Brookwood station provides a regular service direct to London Waterloo, Woking and Guildford. For those who enjoy the outdoors, there is Brookwood Country Park close by, ideal for dog walking or a family stroll.

Council Tax band -E



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This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) A                                 |                         | (92 plus) A   |                         |
| (81-91) B                                   |                         | (81-91) B   |                         |
| (69-80) C                                   |                         | (69-80) C   |                         |
| (55-68) D                                   |                         | (55-68) D   |                         |
| (39-54) E                                   |                         | (39-54) E   |                         |
| (21-38) F                                   |                         | (21-38) F   |                         |
| (1-20) G                                    |                         | (1-20) G  |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |



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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.

