



Connaught Road, Brookwood, Woking, GU24 0AS  
£400,000 Freehold

brandons 18922081



# brandons

\*\*\* No Chain \*\*\* This large period semi-detached property arranged as two separate apartments over two floors provides generous accommodation. Both apartments comprise, a double bedroom, bathroom, kitchen and lounge. Each apartment benefits from their own water, gas, electricity and currently share the use of the enclosed rear garden. Situated within the all-important walking distance to a station with regular service to Waterloo. The property is offered to the market with no onward chain and provides a great opportunity either as an investment or with the potential to re-instate as a conventional character family home.

Brookwood enjoys easy access to the station which is right in the heart of the village and provides a regular direct service to Waterloo. Nearby Knaphill has a good range of day-to-day shops whilst Guildford, approximately 7 miles and Woking, approximately 3.5 miles provide more extensive shopping facilities as well as theatres, bars and restaurants. Closer to home there is excellent pub dining at the Nags Head in Knaphill and the White Hart in nearby Pirbright Village. The general surrounds of the village are delightful with the Basingstoke Canal providing miles of tree lined towpath for jogging and dog walking. The village also has a primary school whilst nearby secondary education from Winston Churchill School.

Council Tax Bands: Flat 1 & 2 - C



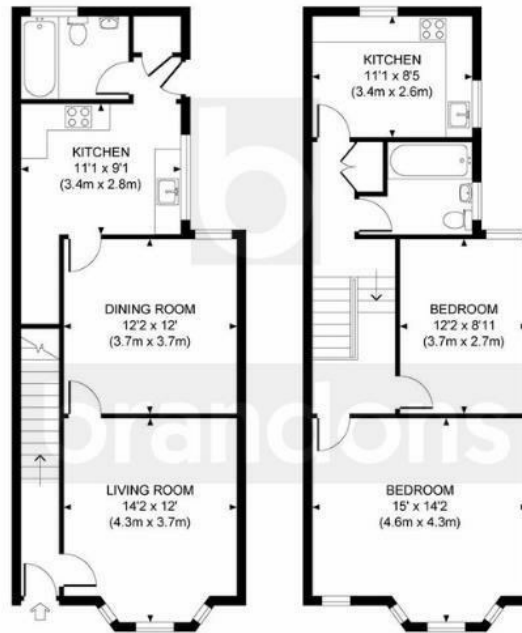
# brandons



# brandons



Approximate Gross Internal Area  
1101 sq ft / 102.3 sq m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	

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	

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.