



Kings Gate, Englefield Road, Knaphill, Woking, GU21 2EJ
£400,000 Freehold

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**** Chain Free **** This light and airy two bedroom, two bathroom detached chalet-style home is offered for sale with no onward chain.

Kings Gate is a prime village location, and this property provides a versatile layout with the benefits of a downstairs shower room and an upstairs en-suite bathroom. The large conservatory adds a wonderful benefit and opens out onto a low maintenance garden terrace. The fitted kitchen is equipped with a range of eye and base level storage units, work surface area, breakfast bar and built in hob and oven. Upstairs is an impressive principal bedroom which occupies the entire first floor, complete with built-in storage and a generous en-suite bathroom.

Located within a sought after cul-de-sac close to village amenities which include several convenience shops on the high street and several supermarkets plus good road and bus links to Guildford and Woking, the M3 motorway is less than a 10-minute drive. The nearest Mainline stations are Woking or Brookwood each providing a direct link to London Waterloo (26 or 35 minutes approximately).

This property has a private driveway and presents an excellent opportunity for buyers seeking a seamless and stress-free chain free move

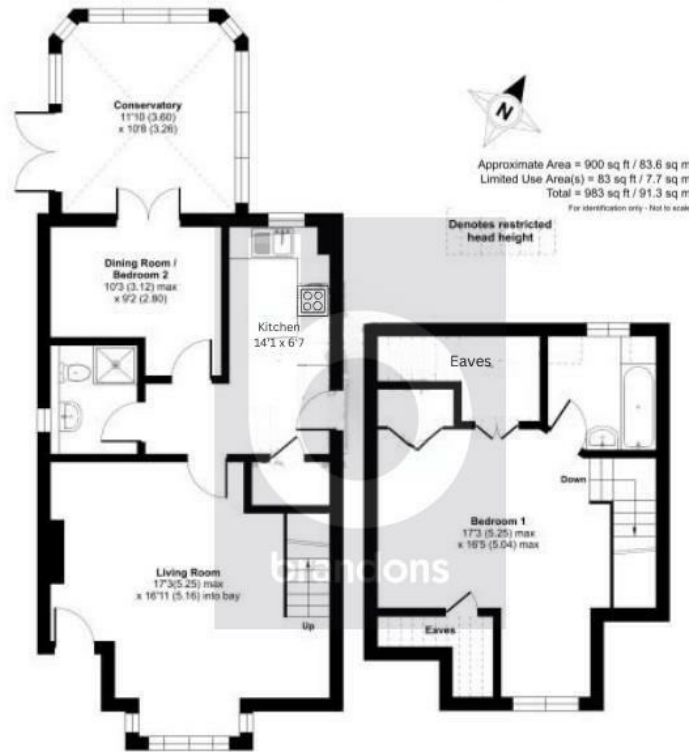
Council Tax Band D



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
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To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email 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.