



**InVillages**  
with SIMON BANCE

[invillages.com](http://invillages.com)

**Hinton**  
Brentmoor Road, West End, Woking, Surrey GU24 9NN



Occupying a generous, quietly positioned corner plot in the popular Donkey Town area of West End Village, within a short walk of Brentmoor Heath (ideal for dog walks), this very attractive detached bungalow is being sold for the first time since it was built in 1958, with full vacant possession.

The property offers bright, adaptable, well proportioned single floor accommodation, and is perfectly complimented by delightful sunny wrap-around gardens, double length garage and ample driveway parking.

Distances (approximate):

**Woking mainline station - 5 miles/approx 15 mins by car:**

Brookwood (mainline station) - 3.2 miles; Sunningdale - 5.4 miles;

Guildford - 9 miles; Windsor - 13 miles; Reading - 19 miles;

Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 6 miles;

M3 (junction 3 Lightwater) - 2.3 miles; Gatwick Airport - 37.7

miles; Central London (WC1) - 31 miles.

**FOR SALE - FREEHOLD**

**Price On Application**

## FEATURES & ACCOMMODATION

Reception hall, spacious double aspect living room with attractive bay window and feature fireplace, double aspect dining room with bay window and recessed display unit, study/bedroom 3, family bathroom & separate wc, modern fitted kitchen/ breakfast room, rear hallway with access to 2 double bedrooms (master with full width built-in wardrobes), & further family shower room. The property is double glazed all round and warmed by full gas central heating via radiators. It is also worth noting that the original parquet floor is still in place in the original part of the property, although currently, mostly hidden under the fitted carpeting.

Outside, there is a tarmac driveway for 2 –3 cars, leading to a detached double length garage. The garden stretches around 3 sides of the dwelling being mainly laid to open lawn and screened by mature hedging, bushes and specimen trees, providing a good degree of privacy all round.











**Ground Floor**  
Approx. 158.9 sq. metres (1710.0 sq. feet)



Total area: approx. 158.9 sq. metres (1710.0 sq. feet)



## SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators.

**COUNCIL TAX: Band F**  
**POSTCODE: GU24 9NN**

## DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout & left along Bagshot Road towards Lightwater. Follow all the way to the Gordon's School roundabout, and take first exit back towards Guildford on the Guildford Road. After a short distance turn right at the 1st set of traffic lights into Brentmoor Road. Follow for another 0.5 miles, the property will be found on the right hand corner with Broad Street.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    | 74 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

## VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

## IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.

**InVillages**  
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*Specialist Estate Agents Dedicated to Village Property*

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