



Creston Avenue, Woking, GU21 2NE
£329,950

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**** NO ONWARD CHAIN **** We are delighted to present this charming end of terrace 'Selsey II' style bungalow offering the space of a corner plot. Located in a popular residential setting, this delightful home provides comfortable and flexible accommodation ideally suited to a range of buyers, including downsizers, couples, or those seeking single storey living. Externally, the garden is both well-maintained and low maintenance, providing a private outdoor space that's easy to enjoy year-round. The property benefits from a garage located in a nearby block. Internally, there is a good size lounge, a full width conservatory that enjoys views over the private garden. Two double bedrooms and a bathroom with a three-piece suite and a shower over the bath. The bright and airy kitchen with matching base and wall units offers an array of storage and space for free standing appliances. 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, Goldsworth Lake close by, ideal for dog walking or a family stroll.

Council Tax Band -C Woking



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Total area: approx. 67.2 sq. metres (723.1 sq. feet)

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-58) D		
(1-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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

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.



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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.

