



## CRANFIELD COURT, WOKING

GUIDE PRICE £425,000

A well-kept two-bedroom detached Selsey II bungalow tucked away within a quiet cul-de-sac in one of Woking's most sought-after residential areas. Offered to the market for the first time in 30 years, this is an excellent opportunity for downsizers, first-time buyers or those looking for a home with scope to add value over time.

The property offers bright and comfortable single-storey living, including a spacious living room, fitted kitchen, two well-proportioned bedrooms and a conservatory with underfloor heating overlooking the garden. Further benefits include double glazing, gas central heating, fast broadband, a private garage and off-street parking.

Outside, the south west-facing rear garden enjoys plenty of afternoon and evening sun, with a patio and lawn creating an attractive and easy-to-maintain outdoor space.

Ideally positioned within walking distance of Waitrose, local pubs, the Basingstoke Canal and the popular village atmosphere of St John's, whilst Woking town centre and mainline station remain within easy reach, offering fast and regular services into London Waterloo.



**Cranfield Court, Martindale Road, Woking, Surrey**

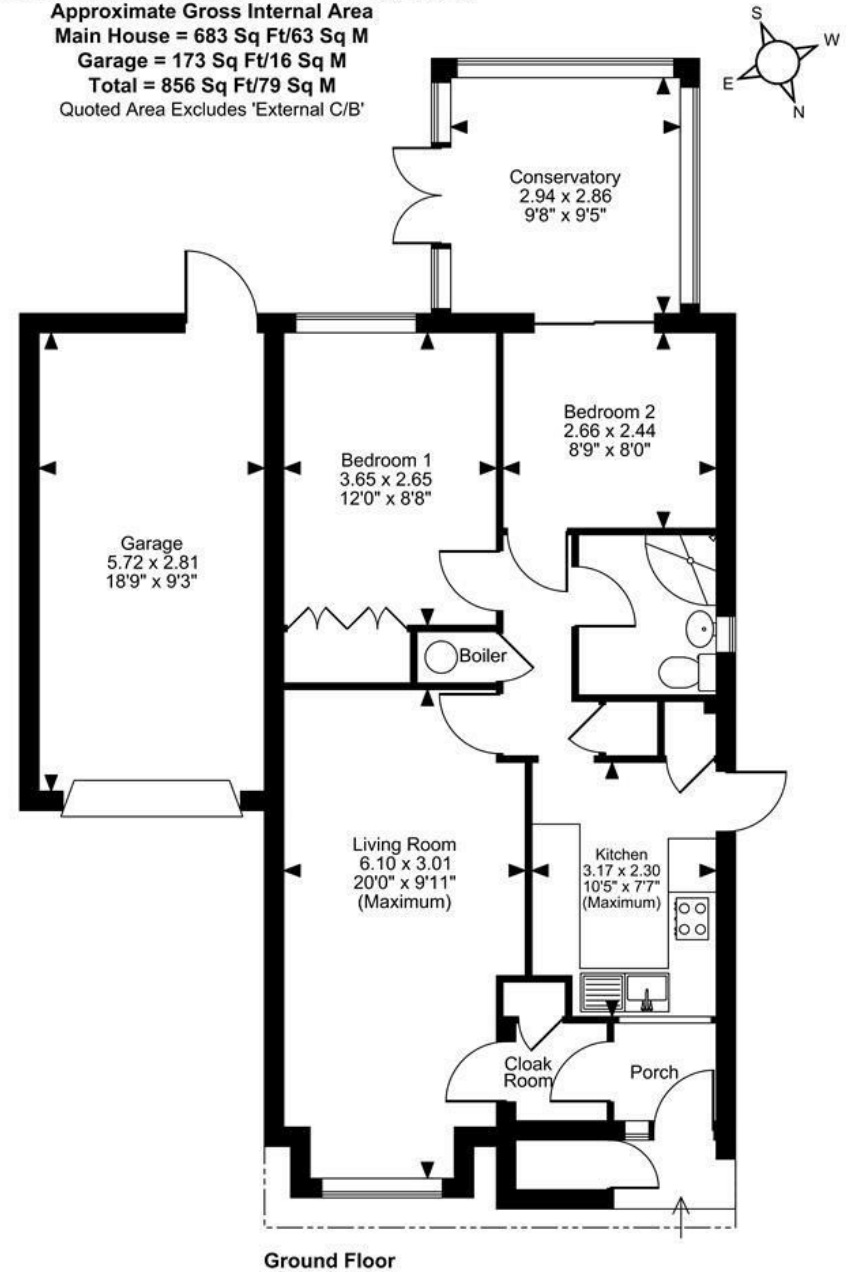
**Approximate Gross Internal Area**

**Main House = 683 Sq Ft/63 Sq M**

**Garage = 173 Sq Ft/16 Sq M**

**Total = 856 Sq Ft/79 Sq M**

**Quoted Area Excludes 'External C/B'**



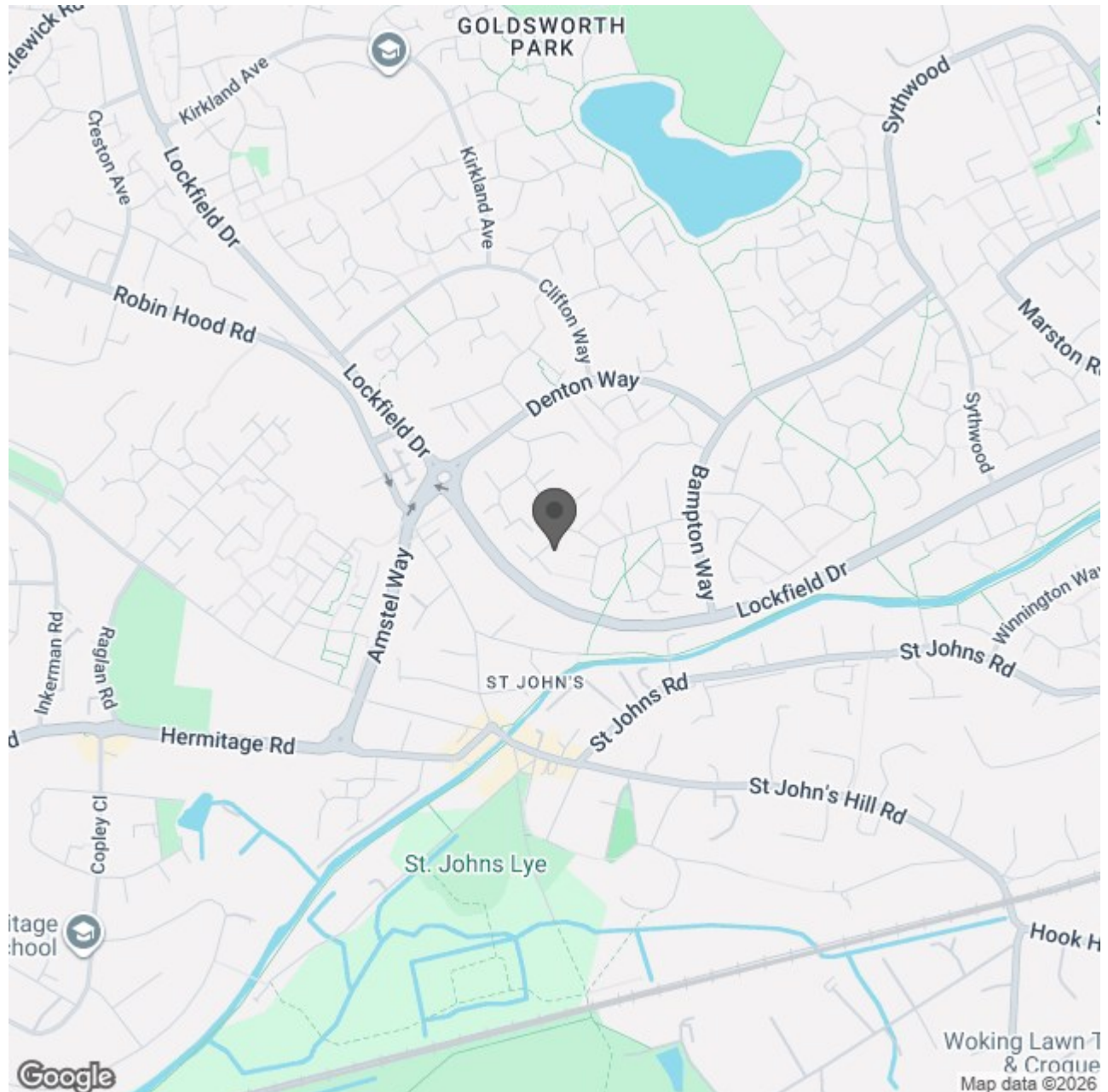
**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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- Detached Selsey II bungalow
- Two Bedroom
- Conservatory with underfloor heating
- Driveway
- Garage
- No-onward chain
- Ample storage space
- Front and rear gardens
- Quiet cul-de-sac location
- Needs updating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(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		69	78
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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