



CRANFIELD COURT, WOKING

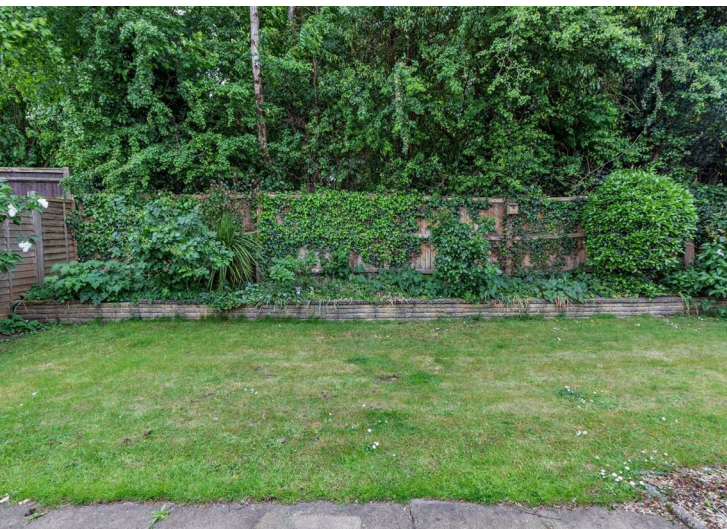
GUIDE PRICE £400,000

A rare opportunity to own a 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 over 30 years and with no onward chain, the property presents an opportunity for a new owner to update and personalise over time.

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

Outside, the property benefits from a south west-facing rear garden.

Ideally located within easy reach of St John's village amenities, Waitrose, the Basingstoke Canal and Woking station, with fast rail connections into London Waterloo.



Cranfield Court, Martindale Road, Woking, Surrey

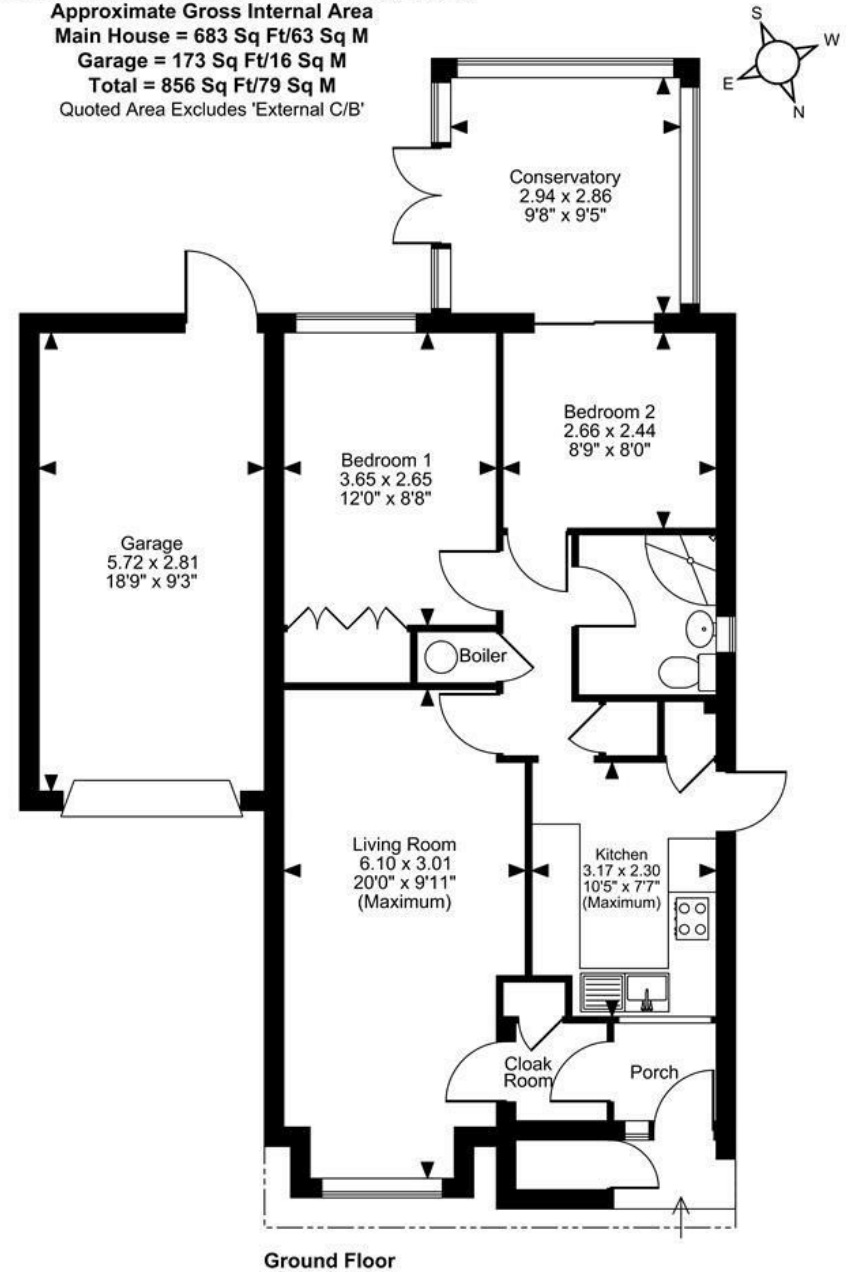
Approximate Gross Internal Area

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'

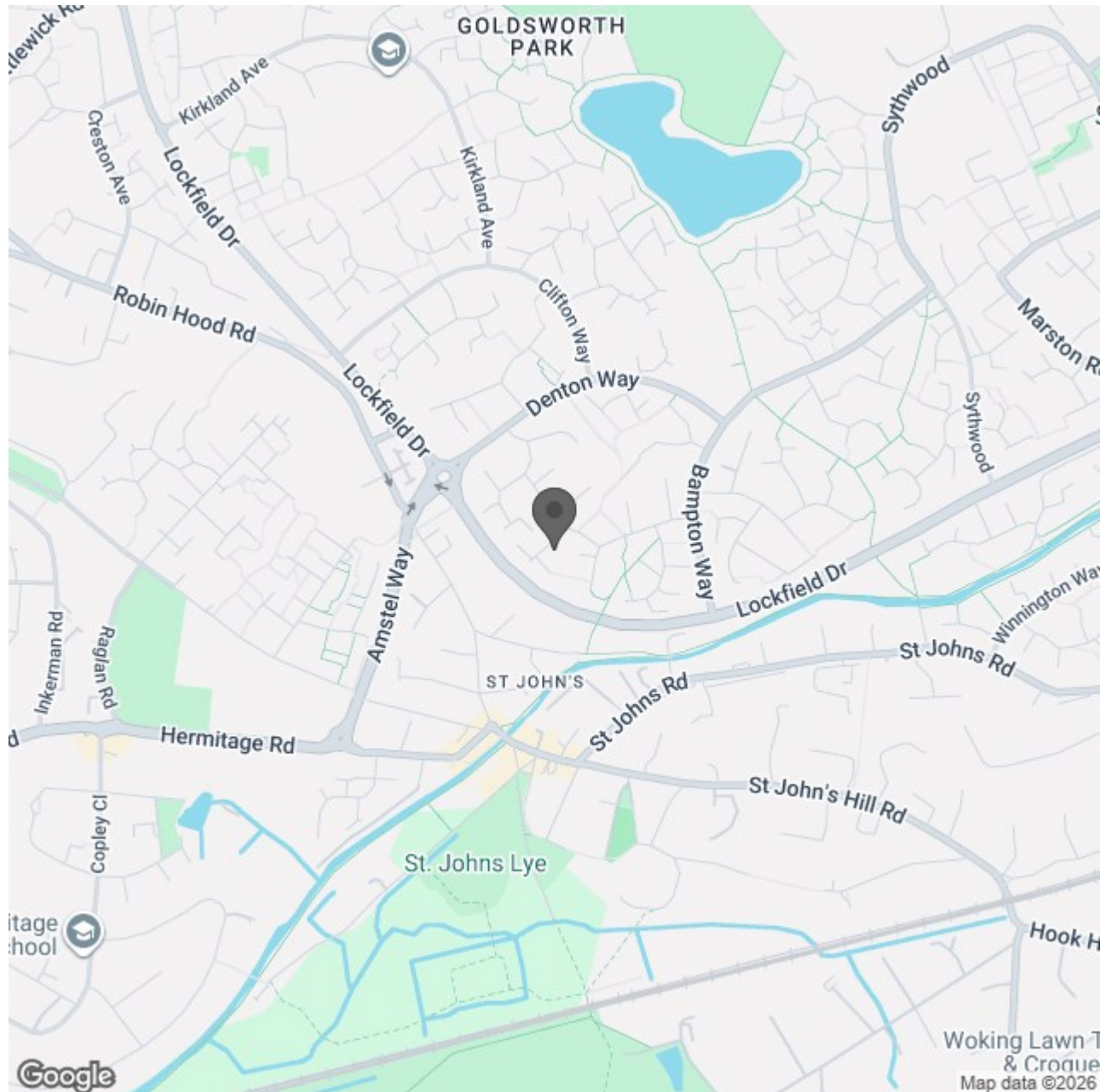


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8691271/MJH

- 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
- Opportunity to update and personalise



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		69	78
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	78
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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