



## 5 BULLOCK CRESCENT WOKING, GU22 9FW

£700,000  
FREEHOLD

Arranged over three well proportioned floors, this impressive four bedroom home, built in 2017, offers bright, versatile accommodation ideal for modern family living, with off street parking for two cars, a private rear garden, and attractive views over rolling fields.

The ground floor features a highly versatile fourth bedroom, which is currently used as a playroom and home office, and could equally serve as a second reception room, guest bedroom, or study depending on individual requirements. The ground floor also has a w/c and a bright and airy kitchen/dining area which provides access to the rear garden, perfect for entertaining guests on a summers day.

The first floor offers a bright and spacious main reception room with a terrace area, filled with natural light and providing an ideal setting for both relaxing and entertaining. Also on this floor is a well

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**Total: 1237 sq. ft, 114 sq.m**

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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