

# MANNERS

## RESIDENTIAL

4 Bedroom House for Sale - £625,000

Brunswick Drive, Brookwood, Woking, Surrey, GU24 0NR



### KEY FEATURES

- DETACHED FAMILY HOME • SPACIOUS LIVING ROOM WITH CONSERVATORY • LARGE KITCHEN/DINING ROOM • CLOAKROOM • MASTER BEDROOM WITH EN SUITE SHOWER • THREE FURTHER BEDROOMS • MODERN FAMILY BATHROOM • DETACHED GARAGE \ CUL DE SAC POSITION • FREEHOLD • EPC RATING:- D58 / COUNCIL TAX BAND:- E



## Description

Rarely available! This attractive four bedroom detached family home is tucked away in a popular cul-de-sac within walking distance of Brookwood mainline station, and offers extensive accommodation with a light and airy feel, as well as good sized gardens to the front and rear, a driveway and a detached garage.

Approached by a pathway leading to a covered porch, the property offers accommodation comprising: A central hallway giving access to an open plan double aspect kitchen/dining room, a spacious living room with a conservatory with double doors to the rear garden, and a downstairs cloakroom. A turning staircase from the hallway leads to the first floor landing, where you will find a master bedroom with built in wardrobes and an en suite shower room, three further good sized bedrooms and a family bathroom suite. The property is both double glazed and gas centrally heated.

## Location

Tucked away in a cul de sac position, the property is ideally positioned within walking distance of Brookwood mainline station, as well as offering good access to the adjoining villages of Bisley and Pirbright and local primary and secondary schools. Woking's vibrant town centre and mainline station are just a short drive or bus ride away.

## Exterior

**Outside** - The property enjoys an open plan garden to the front with a driveway leading to a detached garage, and an enclosed rear garden which is mainly laid to lawn with an expanse of patio to the rear.

### Energy Efficiency Rating

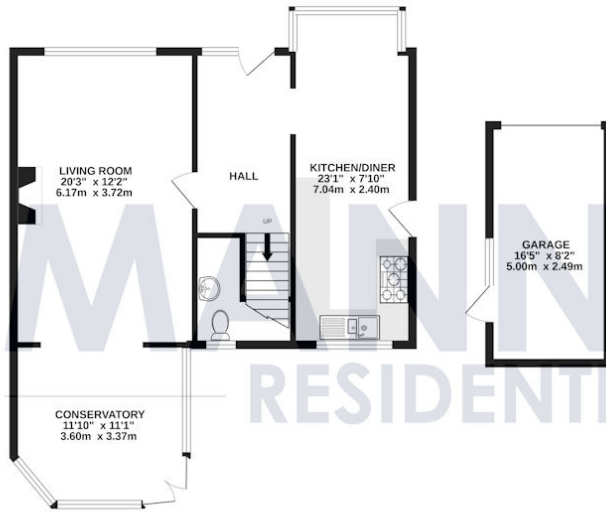
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

**Additional Information:** N.B. This property is not on mains drainage. An annual service charge is levied for the upkeep of a private sewage plant at the far end of the cul-de-sac. Charge for 2021-2022 is £424.18 per annum.

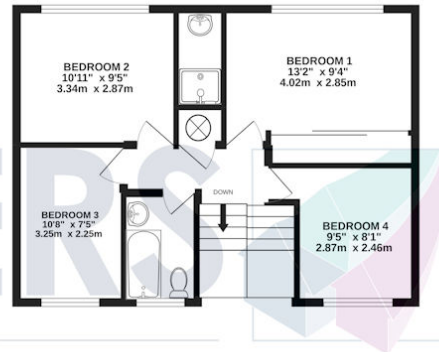
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.



GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



EXCLUDES GARAGE

TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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