



Clinton Close  
Knaphill  
Woking  
Surrey  
GU21

Offers In Excess Of £527,000

bettermove

# Clinton Close

## Woking

Bettermove are proud to present this 3 bedroom bungalow in Knaphill.

The property benefits from double glazing, gas central heating throughout, with new windows, flooring, and doors throughout, and has off street parking available via the driveway and garage.

The council tax band is D.

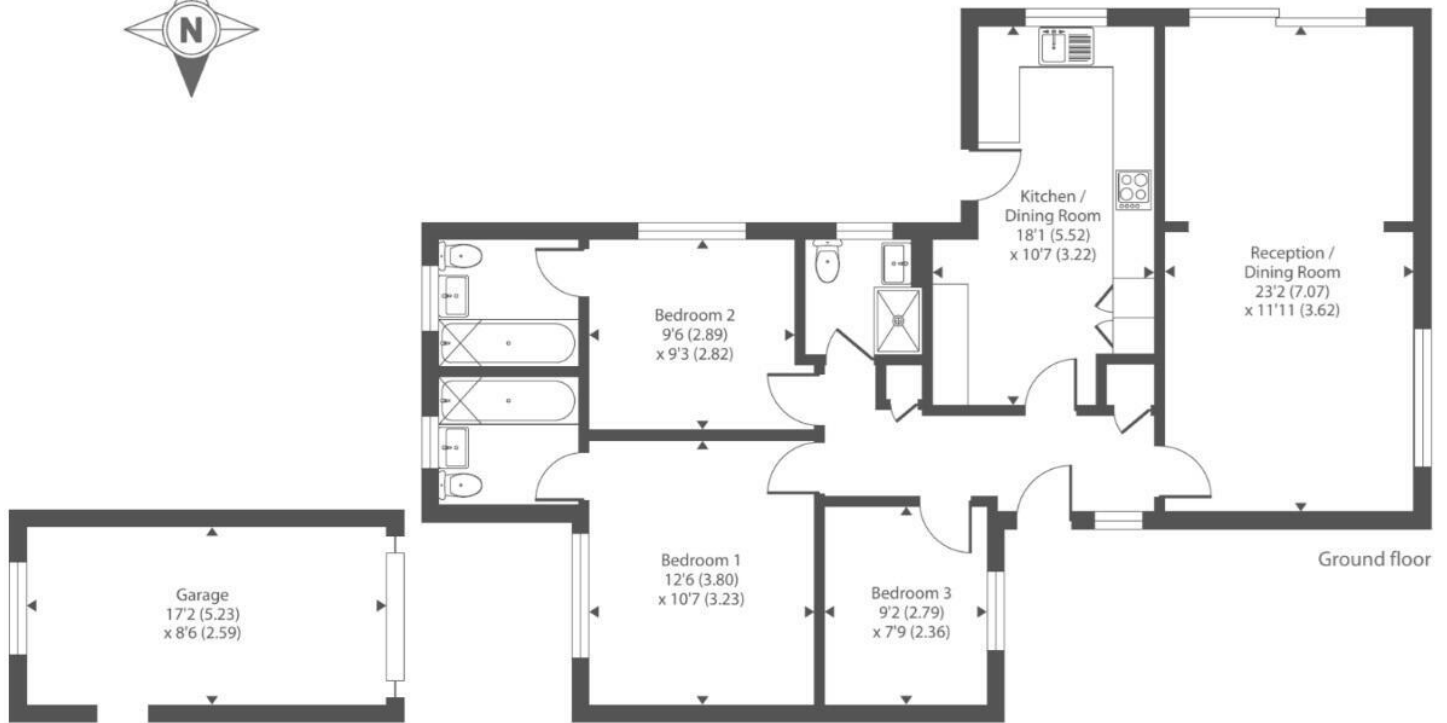
The interior of this well presented property, which has been recently renovated throughout, comprises a spacious living room, dining room and newly fitted kitchen as well as the 3 bedrooms and new family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Knaphill, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Brookwood train station (2.0 miles), various bus routes and the A3.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approximate Area = 988 sq ft / 91.8 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1134 sq ft / 105.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</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		
	72	79
England, Scotland & 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+) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
	71	75
England, Scotland & Wales		
EU Directive 2002/91/EC		



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)