



Bullock Crescent | Woking | Surrey | GU22 9FW





Bullock Crescent, Woking, Surrey, GU22 9FW

Offered for sale for the first time since constructed in 2018, is this deceptively spacious, semi-detached home, located in the ever-popular Kingsmoor Park development, built by Kier Homes.

The immaculately presented accommodation comprises two double bedrooms, two contemporary bathrooms, a rear aspect living/dining room, spacious downstairs cloakroom, a well-appointed and refurbished kitchen.

The property is ideally positioned on the development, benefitting from a secluded rear garden, side access and driveway parking.

Woking town centre is within easy reach, offering an excellent selection of shops, restaurants, leisure facilities, The New Victoria Theatre and Cinema, and The Lightbox Gallery. The area is particularly well regarded for its range of golf clubs, including Woking Golf Club, West Hill, Hoebridge, Worplesdon, Chobham and Foxhills with its renowned spa and hotel facilities.

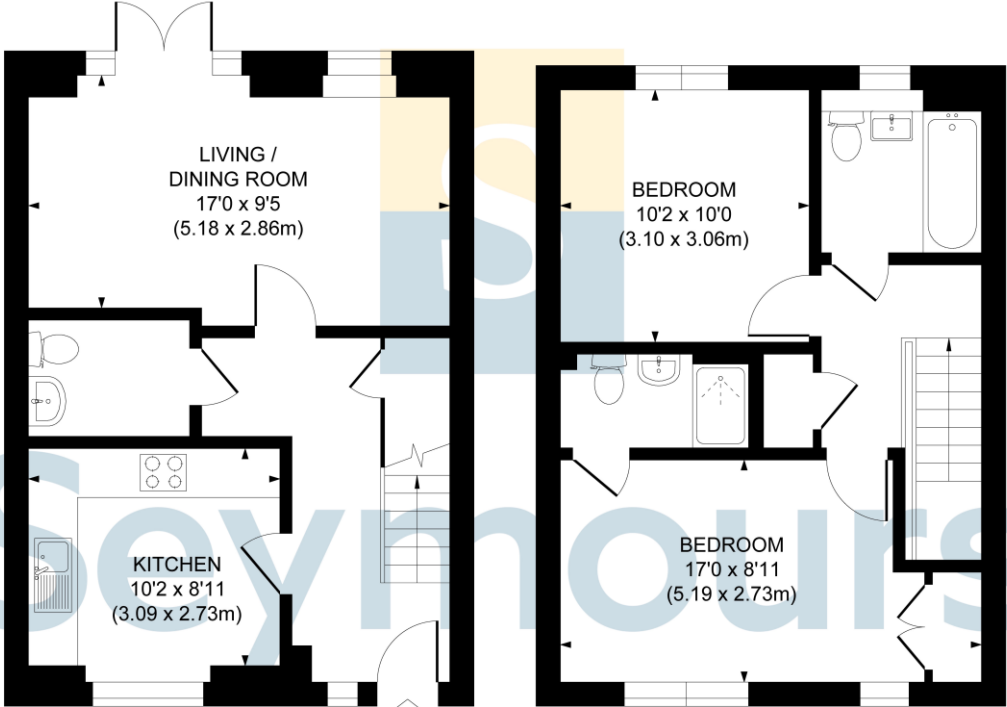
For outdoor enthusiasts, both the Basingstoke Canal and River Wey provide scenic walking, cycling and fishing opportunities, while nearby Chobham Common offers acres of protected National Nature Reserve countryside.

The property is also ideally positioned for a number of highly regarded state and independent schools, including Goldsworth Primary, Hoe Bridge, St Andrew's, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





Approximate Gross Internal Area
811 sq. ft / 75.38 sq. m



GROUND FLOOR

FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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