



146 Percheron Drive
Knaphill, Woking, Surrey, GU21 2QZ
£685,000 Asking Price

Property details

 3 bedrooms

 2 baths

 EPC Rating D

 1121 sq. ft

- Walking distance to Brookwood Station
- Three Double Bedrooms
- Driveway With Parking For Two Cars
- Converted Garage
- Utility Room
- Downstairs Cloakroom
- En Suite to Principal Bedroom
- Close to Knaphill Village

Council tax band: Tax band F

Local authority:

Woking Borough Council

Tenure: Freehold

Viewings

By appointment only
01483 798969 / sales@seymours-knaphill.co.uk

For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker- <https://checker.ofcom.org.uk/>

Please contact the office regarding material information for this property

A rarely available bay-fronted detached family home, ideally positioned within one of the most desirable parts of the highly regarded Brookwood Manor development in Knaphill. The property is presented to the market in excellent internal condition and offers well-proportioned and versatile accommodation arranged over two floors. The location is particularly appealing, being within walking distance of Brookwood Station, making this an excellent choice for commuters, while Brookwood Country Park and the surrounding countryside are also close by.

On entering the property, the welcoming front-aspect living room features a large bay window which allows plenty of natural light into the room. An archway leads through to a separate dining area, creating a good degree of openness between the two spaces while retaining defined areas for both relaxing and entertaining. Sliding doors from the dining room provide direct access onto the rear garden, making this a particularly pleasant space for family gatherings and entertaining.

Adjoining the dining room is the fitted kitchen, which has been well maintained and provides a good range of base and eye-level units, together with an integrated oven and gas hob. There is also space for further appliances and useful worktop and storage provision. A separate utility room provides additional storage and workspace, as well as space for appliances, making it particularly useful for busy family life.

The ground floor is completed by a downstairs cloakroom, adding further convenience for both residents and guests.

A particular feature of the property is the conversion of the original garage, which has created a versatile additional reception room. This provides an excellent degree of flexibility and could be utilised in a number of ways depending on the requirements of the new owners, including as a home office, playroom, family room, hobby room or potentially a ground floor bedroom. The rear section of the former garage has been retained to provide useful storage, ideal for keeping everyday household items, bicycles and garden equipment neatly tucked away.

Upstairs, there are three generous double bedrooms, offering comfortable accommodation for a growing family. The principal bedroom is a particularly good size and benefits from a range of built-in wardrobes, providing excellent storage, together with its own en-suite shower room. The remaining bedrooms are both well proportioned and offer plenty of space for bedroom furniture.

The family bathroom is fitted with a contemporary three-piece suite comprising a wash hand basin set within a vanity unit, WC and P-shaped bath with wall-mounted shower over. The room is finished with attractive floor-to-ceiling tiling, creating a clean and modern finish.

Outside, the property benefits from a private and well-maintained rear garden which offers a good degree of seclusion. A raised patio immediately adjoining the house provides an excellent area for outdoor seating and dining, with steps leading down to a lawned section. The patio has been cleverly positioned to make the most of the available sunshine and provides an ideal setting for entertaining friends and family or simply enjoying the garden during the summer months. There is also useful space for planting and garden storage.

To the front of the property, a driveway provides off-road parking for two vehicles, while the detached position and bay frontage give the property a particularly attractive appearance from the approach.

The location is a major attraction, with Brookwood Station within walking distance and providing regular rail services towards London Waterloo and surrounding destinations. Brookwood Country Park is also close by, offering extensive open green space and countryside walks. Knaphill village is within easy reach and provides a selection of shops, cafés, restaurants and everyday amenities, while the surrounding area is well served by schools and transport links.

Overall, this is a superb opportunity to acquire a rarely available detached family home in a sought-after development, offering excellent internal presentation, flexible living accommodation, a private rear garden and convenient access to both Brookwood Station and the surrounding countryside.

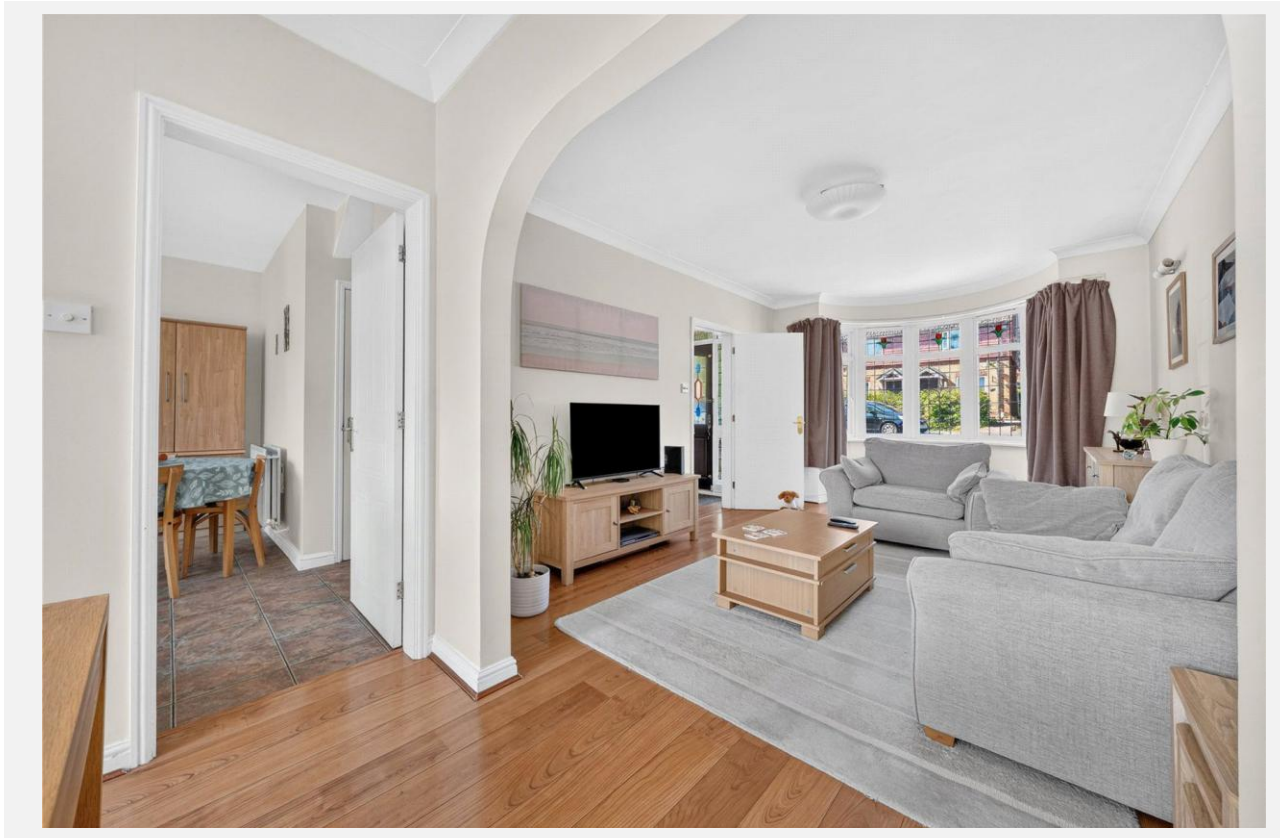
N.B Annual charges apply £230.00

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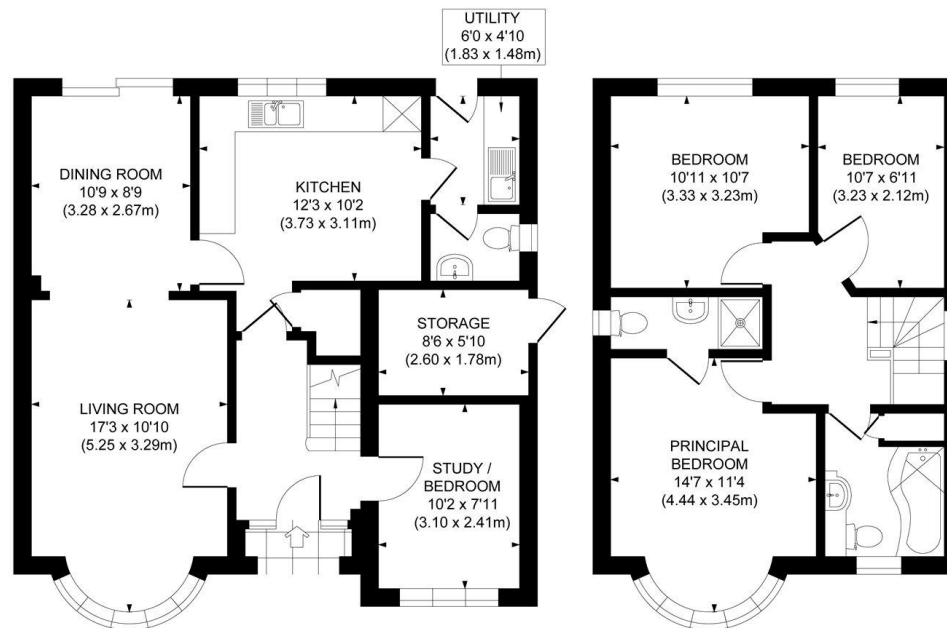
Three Double Bedrooms

Close to Local Amenities



Floorplan

Approximate Gross Internal Area
Main House 1,121 sq. ft / 104.18 sq. m
Storage 48 sq. ft / 4.48 sq. m
Total 1,169 sq. ft / 108.65 sq. m



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.



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