## Floorplan




Approximate Area = 1210 sq ft / 112.4 sq m

For identification only - Not to scale







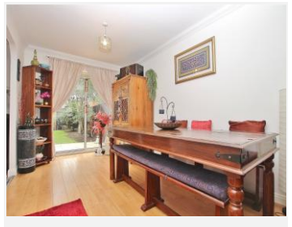
Seymours











# Brushfield Way, Knaphill

£550,000 offers in excess of

Knaphill office 25 High Street, Knaphill, GU21 2PP
01483 798969 / sales@seymours-knaphill.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 798969

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## Property details

- 3 bedrooms
- 2 baths
- EPC Rating - C
- 1210 sq. ft
- Brookwood 0.96 miles
- Within Easy Reach of Brookwood Mainline Station
- Close to Knaphill Village
- Quiet cul de sac Location
- Master With En Suite Shower
- Open Plan Kitchen/Dining Room
- Downstairs Cloakroom
- Garage Space
- Corner Plot
- Driveway

This executive style semi-detached home is located in a sought after cul de sac that is within easy reach of Knaphill village and Brookwood Mainline Station that offers easy access to London Waterloo.

Accommodation includes three well-proportioned bedrooms, two of which benefit from built in wardrobe space while the master has an en suite shower room with newly installed carpet. The neat family bathroom has been fitted with white sanitary ware that includes a wash hand basin with vanity unit, w/c and bath with wall mounted shower.

Downstairs is a front aspect lounge with an archway that leads through to a dining area. Adjoining is an open plan kitchen/breakfast room fitted with a range of high gloss base and eye level units, built in appliances, breakfast bar and a newly installed sink. Completing the accommodation is a downstairs cloakroom, another benefit is a newly installed grade A boiler and thermostat control.

Outside is a pleasant garden with a well-maintained lawn, landscaped border and patio that provides space to sit or barbecue. To the front is a driveway that provides off parking. Viewings are highly recommended.

Location

Knaphill village has a vibrant range of shops, pubs and restaurants, including a Post Office. For more comprehensive shopping, Sainsbury's superstore is also close by. For commuting, Brookwood station provides a regular service direct to London Waterloo, Woking and Guildford. For those who enjoy the outdoors, there is Brookwood Country Park close by which is ideal for dog walking or a family stroll.

**Transport Links**
Brookwood 0.96 miles
Worplesdon 2.39 miles
Woking 2.64 miles

**Schooling Facilities**
Primary
St Hugh of Lincoln Catholic Primary School
Knaphill School
The Hermitage Junior School

Secondary
The Winston Churchill School A Specialist Sports College
Woking High School

**Council tax band:** E
**Local authority:** Woking Borough Council
**Tenure:** Freehold



Close to Knaphill Village





Quiet Cul de Sac Location

