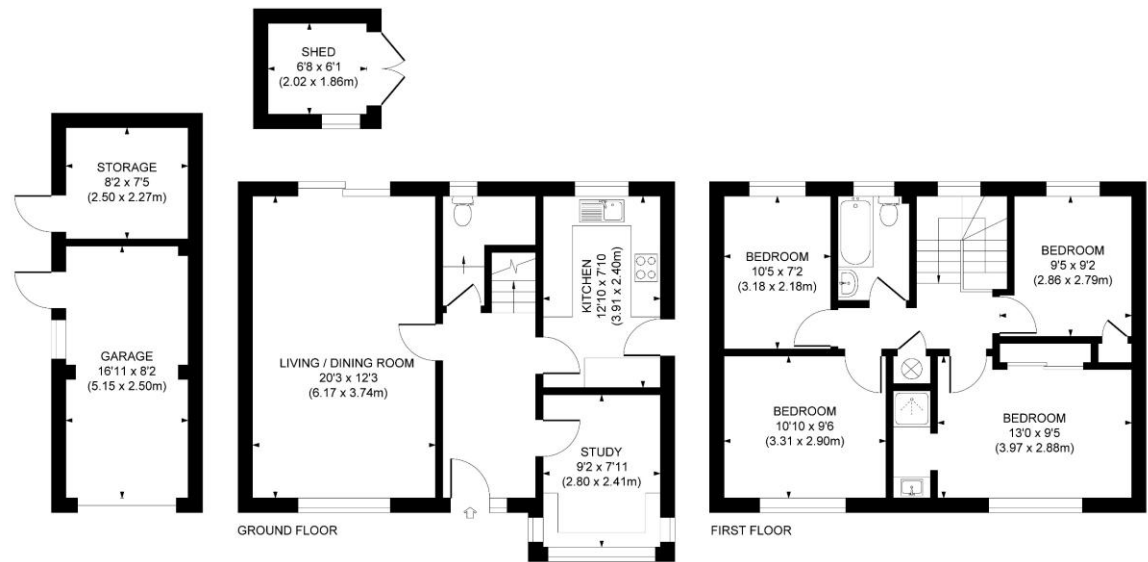


Floorplan

Approximate Gross Internal Area

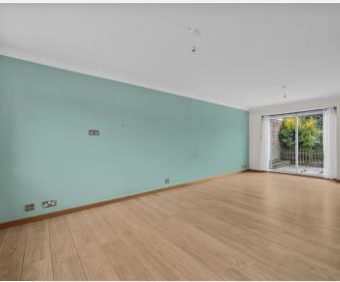
Main House 1,133 sq. ft / 105.31 sq. m
Garage/Storage 204 sq. ft / 18.92 sq. m
Shed 40 sq. ft / 3.75 sq. m
Total 1,377 sq. ft / 127.98 sq. m



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.



Seymours



3 Brunswick Drive
Brookwood, Surrey, GU24 0NR
£500,000 OIEO

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

Arrange a viewing: 01483 798969

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 4 Bedrooms
- 1 Bathroom
- EPC Rating D
- 1133 sq.ft
- No Onward Chain
- Quiet Cul de Sac Location
- Walking Distance to Brookwood Station
- Four Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- En-suite Shower
- Driveway and Garage

A generously proportioned detached family home located in a popular cul de sac within Brookwood village, and a short walk from Brookwood mainline station, offering a regular service to London Waterloo station.

Whilst in need of some modernisation, the property offers four well proportioned bedrooms, an en-suite shower, whilst the remaining bedrooms have the use of a family bathroom. Downstairs has a large hallway giving access to two reception rooms as well as a comprehensively fitted kitchen and downstairs cloakroom.

Outside

The rear garden is well screened by virtue of mature hedging to the rear with a single garage to the side. To the rear of the garage is a useful storage shed. The front has a driveway providing off road parking.

Brookwood and Pirbright primary schools are within easy reach as are local woodlands and the Basingstoke canal, ideal for dog walking and a Sunday stroll. Viewings are advised.

NB: All houses in the cul de sac are served by a private sewerage plant. There is a £50 monthly charge as a contribution to upkeep and running costs for each household. Electricity and sewerage plant emptying is charged at one seventeenth share due from each household.

Location

Brookwood enjoys easy access to the station which is right in the heart of the village and provides a regular direct service to Waterloo. Nearby Knaphill has a good range of day to day shops whilst Guildford, approximately 7 miles and Woking, approximately 3.5 miles provide more extensive shopping facilities as well as theatres, bars and restaurants. Closer to home there is excellent pub dining at the Nags Head in Knaphill and the White Hart in nearby Pirbright Village. The general surrounds of the village are delightful with the Basingstoke Canal providing miles of tree lined towpath for jogging and dog walking. The village also has a primary school whilst nearby St Johns provides secondary education from Winston Churchill School.

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

Viewings

By appointment only
[01483 798969 / sales@seymours-knaphill.co.uk](mailto: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

