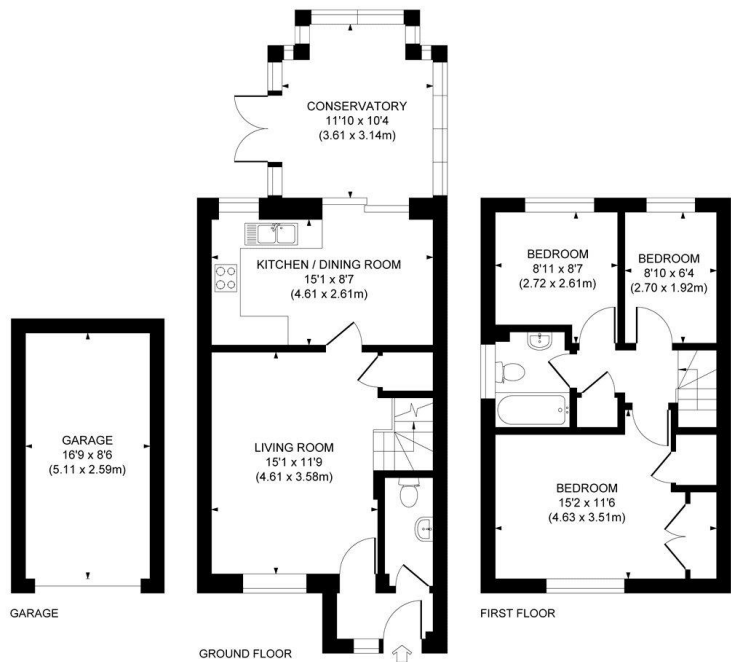


Floorplan

Approximate Gross Internal Area

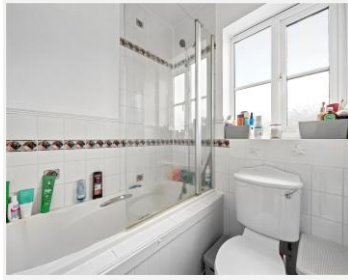
Main House 902 sq. ft / 83.83 sq. m
Garage 142 sq. ft / 13.23 sq. m
Total 1,045 sq. ft / 97.06 sq. m



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



145 Percheron Drive
Knaphill, Woking, Surrey, GU21 2QZ
£450,000 OEIO

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

- 3 bedrooms
- 1 bath
- EPC Rating C
- 902 sq. ft

- No Onward Chain
- Detached Garage
- Walking Distance to Brookwood Mainline Station
- Downstairs Cloakroom
- South Facing Garden
- Driveway Providing Off Street Parking
- Three Bedrooms
- Kitchen/Dining Room

Situated in a highly sought-after cul-de-sac on the popular Brookwood Manor development, this rarely available three-bedroom semi-detached home is offered to the market with no onward chain. Ideally positioned within walking distance of Brookwood Station, Brookwood Country Park and Knaphill Village, the property offers well-presented accommodation, making it an excellent choice for families, commuters and downsizers alike.

The ground floor comprises a spacious front-aspect living room with a useful understairs storage cupboard, a convenient downstairs cloakroom and a fitted kitchen/dining room featuring a range of base and eye-level units with ample space for dining. To the rear, a conservatory provides additional reception space and enjoys views over the south-facing garden.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. The family bathroom is fitted with a modern white suite comprising a panel-enclosed bath, wash hand basin and WC.

Outside, the attractive south-facing rear garden features a patio seating area leading onto a low-maintenance artificial lawn, creating an ideal space for relaxing or entertaining. To the front, the property offers driveway parking and a detached garage.

The location is a real highlight, with Brookwood Station providing direct rail links to London Waterloo, Knaphill Village offering a range of local shops, cafés and amenities, and the beautiful Brookwood Country Park just a stone's throw away, perfect for walking and outdoor recreation.

N.B Annual charges apply £114.89

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

Viewings
By appointment only
[01483 798969](tel:01483798969) / 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

