



72 Connaught Crescent
Brookwood, Woking, GU24 0AW
£425,000 Asking Price

Property details

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

- Walking Distance to Brookwood Station
- Cul de Sac Location
- Rear Aspect Kitchen
- Three Bedrooms
- Potential to Extend STPP
- Walking Distance to Brookwood & Pirbright Primary Schools
- South Facing Garden

Situated in a quiet cul-de-sac in the sought-after village of Brookwood, this end-of-terrace home offers an excellent opportunity for first-time buyers, young families or those looking to commute, with Brookwood Mainline Station within walking distance providing direct services to London Waterloo.

The accommodation is well balanced throughout and comprises a welcoming front-aspect living room featuring a charming log burner, creating a cosy focal point. To the rear, the kitchen is fitted with a range of base and eye-level cabinetry, complemented by an integrated oven with gas hob and space for additional appliances. The layout offers potential to extend, subject to the usual planning permissions, making it an ideal home to grow into.

Upstairs, there are three bedrooms, including two comfortable doubles, all served by a family bathroom fitted with a modern three-piece suite comprising a panel-enclosed bath, WC and wash hand basin set within a vanity unit.

Outside, the property enjoys a sunny south-facing rear garden extending to approximately 35ft, providing an ideal space for entertaining, relaxing or family play. To the front is a neat lawned garden enhancing the property's kerb appeal.

The location is a real highlight, with both Brookwood and Pirbright Primary Schools within easy walking distance, along with the picturesque Basingstoke Canal offering scenic walks and cycling routes. Brookwood village amenities and the mainline station are also close by, making this an ideal home for commuters and families alike.

Council tax band: Tax band C

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



Close to Local Amenities

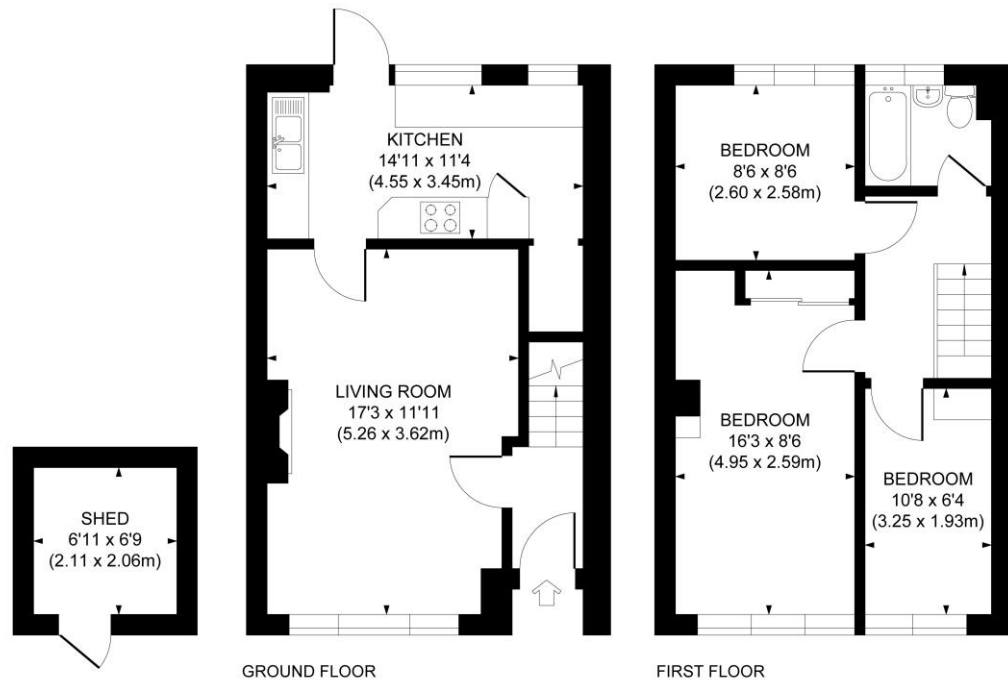
Potential to Extend STPP



Floorplan

Approximate Gross Internal Area

Main House 736 sq. ft / 68.37 sq. m
Shed 47 sq. ft / 4.34 sq. m
Total 783 sq. ft / 72.71 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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