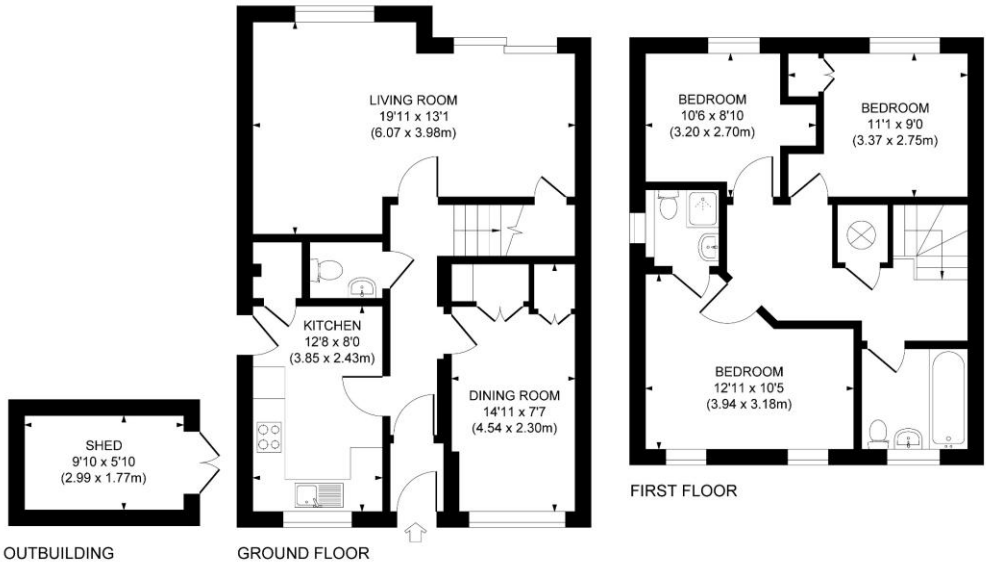


Floorplan

Approximate Gross Internal Area

Main House 1,062 sq. ft / 98.67 sq. m
Outbuilding 57 sq. ft / 5.29 sq. m
Total 1,119 sq. ft / 103.96 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



4 Orchard Mews
Knaphill, Woking, Surrey, GU21 2RJ
£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

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Property details

-  3 bedrooms

 2 baths

 EPC Rating C

 1062 sq. ft
- Private Cul de Sac Location

■ Walking Distance to Brookwood Mainline Station

■ Two Reception Rooms

■ South Facing Garden

■ Ensuite

■ Downstairs Cloakroom

■ Driveway Providing Off Street Parking

■ Close to Knaphill Village

This contemporary semi-detached home is ideally positioned within a private cul-de-sac, conveniently located close to Knaphill Village and Brookwood mainline station, offering a direct journey to London Waterloo in approximately 30 minutes.

Beautifully maintained by the current owners, the property is presented in excellent condition throughout. The ground floor accommodation includes a front-aspect kitchen, fitted with a range of high-gloss base and eye-level units, an integrated oven with electric hob and space for further appliances.

A garage conversion has created a versatile additional room, currently used as a dining room, complete with useful built-in storage. Spanning the rear of the property is a spacious living room, with sliding doors that flood the room with natural light and provide direct access to the garden. A downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from an ensuite shower room, while a family bathroom fitted with white sanitary ware serves the remaining bedrooms.

Externally, the south-facing rear garden has been thoughtfully landscaped, featuring a well-maintained lawn, sleeper-enclosed flower beds, and a patio area ideal for outdoor entertaining. To the front, there is a driveway providing off-street parking

Location

Knaphill village has a vibrant range of shops, pubs, restaurants and Post Office. For more comprehensive shopping Sainsbury's superstore is approximately quarter of a mile away. For commuting, nearby Brookwood station provides a regular service direct to Waterloo. Woking and Guildford. For those who enjoy the outdoors there is Stafford Lake which is ideal for dog walking and nearby Brookwood Country Park ideal for a family stroll on a Sunday.

N.B Service Charge £300.00pa

Council tax band: Tax band D
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



Private Cul De Sac



South Facing Garden

