



43 Connaught Crescent
Brookwood, Woking, Surrey, GU24 0AW

£525,000 Asking Price

Property details

 3 bedrooms

 1 bath

 EPC Rating D

 898 sq. ft

- No Onward Chain
- Walking Distance to Brookwood Mainline Station
- Potential to Extend STPP
- Backing onto Basingstoke Canal
- Detached Garage
- Driveway Providing Off Street Parking
- Downstairs Cloakroom

Occupying a delightful position backing directly onto the Basingstoke Canal, this three-bedroom semi-detached home offers an exciting opportunity for buyers looking to create their perfect home in a highly regarded village location.

The property has already benefited from a front extension, creating a welcoming entrance hall and useful downstairs cloakroom, whilst the remainder of the accommodation comprises a comfortable living room and a spacious kitchen/dining room overlooking the rear garden. Upstairs are three bedrooms, a family bathroom and a separate WC.

One of the property's standout features is the generous rear garden, extending to approximately 90ft and enjoying a peaceful backdrop onto the Basingstoke Canal. The size of the plot offers excellent potential to extend the existing accommodation, subject to the usual planning permissions (STPP), making this an ideal purchase for those looking to put their own stamp on a home.

To the front, there is driveway parking leading to a detached garage.

Perfectly positioned for commuters, Brookwood mainline station is within easy walking distance, providing direct services into London Waterloo. Families are equally well catered for, with Brookwood Primary School nearby, while the charming village of Pirbright, with its popular pubs, countryside walks and local amenities, is just a short distance away.

Offering fantastic scope, a wonderful setting and excellent convenience, this is a home with enormous potential in one of the area's most sought-after locations.

Council tax band: Tax band D

Local authority: Woking Borough Council

Tenure: Freehold

Viewings

By appointment only

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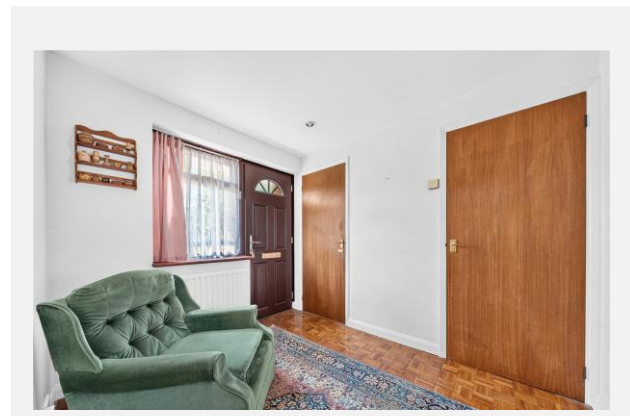
For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker- <https://checker.ofcom.org.uk/>

Please contact the office regarding material information for this property



Potential to Extend STPP

No Onward Chain



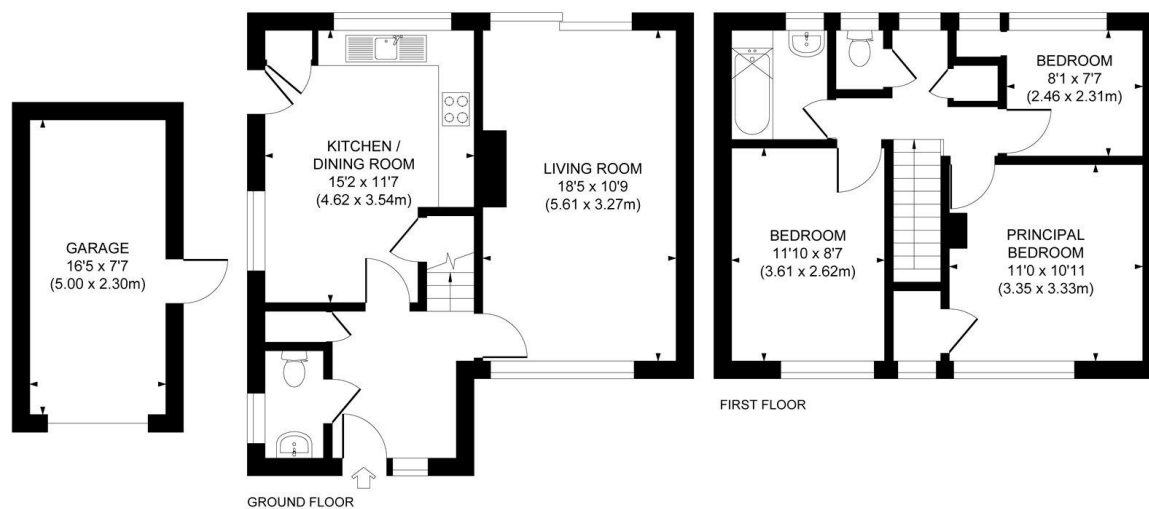
Floorplan

Approximate Gross Internal Area

Main House 898 sq. ft / 83.43 sq. m

Garage 123 sq. ft / 11.50 sq. m

Total 1,021 sq. ft / 94.93 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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