Seymours

58 Chobham Road
Knaphill, Woking, Surrey, GU21 2SX
OIEO£650,000

Property details

- 3 bedrooms
- 2 baths
- EPC Rating E
- 1461 sq. ft

- Double Fronted Character Home
- Walking Distance to Brookwood Mainline Station
- Potential to Extend STPP
- Rear Garden Approx 50ft
- Three Double Bedrooms
- Driveway With Parking For Three Cars
- Utility Room
- Downstairs Shower Room
- Close to Numerous Schools

A characterful and deceptively spacious three-bedroom family home, offering generous and versatile accommodation, a substantial rear garden and further potential to extend, subject to the usual planning consents.

The property is approached via an entrance hallway providing access to the principal ground-floor rooms and stairs to the first floor. A particular feature of the home is the impressive main living room, which has been extended to create a superb family living space. Flooded with natural light from a large rooflight, the room offers plenty of space for multiple seating areas, with a fireplace providing an attractive focal point. Doors to the rear provide direct access onto the garden.

The kitchen/breakfast room is another well-proportioned space, fitted with a comprehensive range of units and ample worktop space, together with room for a dining table. Adjoining the kitchen is a further reception area with a bay window, creating an ideal family room, snug or more formal dining area.

The ground floor also benefits from a separate utility room, providing valuable additional storage and space for appliances, together with a shower room finished with contemporary grey tiling.

Upstairs are three well-proportioned, double bedrooms, including a generous principal bedroom. The accommodation is completed by a spacious family bathroom, which has plenty of character and features a freestanding roll-top bath alongside useful built-in storage.

Outside, the rear garden is undoubtedly another major feature of the property. Generous in size, it is predominantly laid to lawn with established shrubs and planting to the boundaries. Immediately adjoining the house is a covered patio area, creating an excellent space for outdoor dining and entertaining.

The size of the plot also provides excellent potential for further extension or reconfiguration, subject of course to the necessary planning permissions, making this a home that could grow with a family's requirements over time.

The location is equally convenient, with Brookwood mainline railway station within walking distance, making the property particularly appealing to commuters, while local shops, schools and amenities are also readily accessible.

Overall, this is a substantial and versatile family home that offers considerably more accommodation than may initially be apparent, combining character, flexible living space, a large garden and exciting potential for the future.

Council tax band: Tax band
Local authority:
Tenure: Freehold

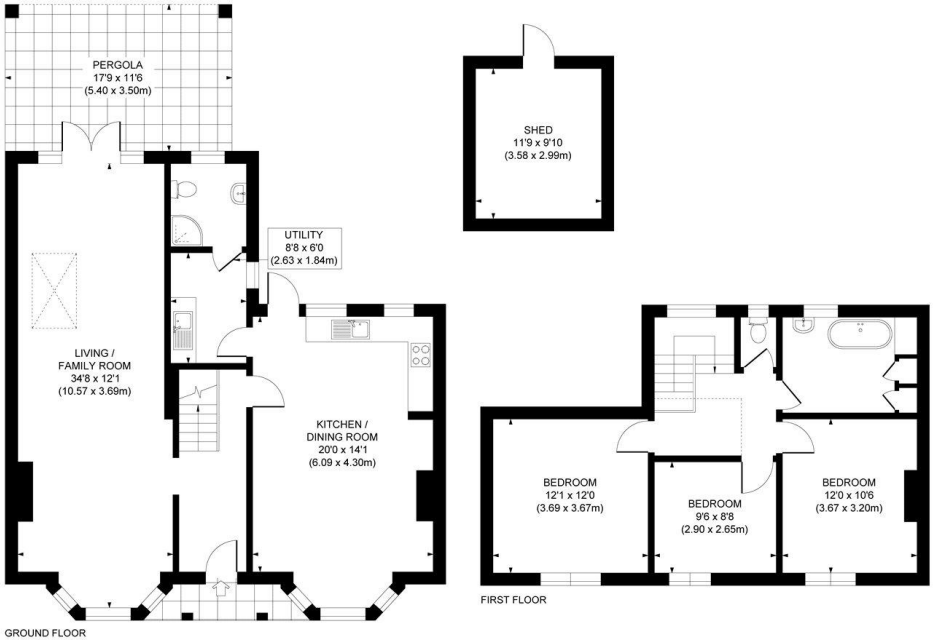
Viewings
By appointment only
01483 798969 / sales@seymours-knaphill.co.uk

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

Floorplan

Approximate Gross Internal Area
Main House 1,461 sq. ft / 135.78 sq. m
Shed 115 sq. ft / 10.70 sq. m
Total 1,576 sq. ft / 146.48 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.

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

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.