

Seymours

2 Forbury Close
Knaphill, Woking, GU21 2BB

£475,000 OIEO

Property details

- 3 bedrooms
- 2 baths
- EPC Rating B
- TBC sq. ft
- Brookwood Mainline Station
- Three Bedrooms
- Ensuite to Master
- Small Development
- Italian Handmade Kitchen
- Integrated Appliances
- Porcelanosa Tiles
- Close to Local Amenities

This stunning mid terrace home is offered to the market in excellent condition and is located within easy reach of Brookwood Mainline Station, that offers easy access to London Waterloo.

The property is part of a small development built four years ago and has been finished to an excellent standard. The ground floor features an Italian handmade kitchen with an extensive range of integrated Bosch appliances. Towards the rear of the property is a lounge/dining room with an understairs cupboard that provides useful storage space and double doors leading to the garden. A downstairs cloakroom completes the ground floor accommodation.

The first floor comprises of three spacious bedrooms with stylish ensuite shower room to the master. The remaining bedrooms have the use of a stylish contemporary bathroom with a luxury three-piece suite and designer chrome towel rail.

A particular stand out feature is perhaps most notably the heating system which is by way of a fitted Panasonic Air Source heat pump getting you right on top of current and future sustainable heating regulations. Other features of note include UPVC double glazed windows throughout, LED downlighters, varnished oak staircase and high end Porcelanosa tiles to floor and walls of all bathrooms.

Outside

The front garden is open plan in style with the perimeter enclosed by black wrought iron railings. To the rear is a well-proportioned, low maintenance garden which includes a grey porcelain patio, timber shed, lawn and rear access leading to two allocated parking spaces.

Location

Knaphill village has a vibrant range of shops, pubs and restaurants, which includes a Post Office. For more comprehensive shopping, Sainsbury's superstore is approximately quarter of a mile away. For commuting, Brookwood station provides a regular service direct to London Waterloo, Woking and Guildford. For those who enjoy the outdoors, there is Brookwood Country Park, Sheets Heath and Basingstoke Canal close by, which is ideal for dog walking or a family stroll.

N.B Annual charges apply £150.00 shared PA

Transport Links
Brookwood Mainline Station
Woking Mainline Station

Schooling Facilities
Primary
Knaphill Primary and Junior Schools

Secondary
The Winston Churchill School

Council tax band: Tax band D
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



Handmade Italian Kitchen

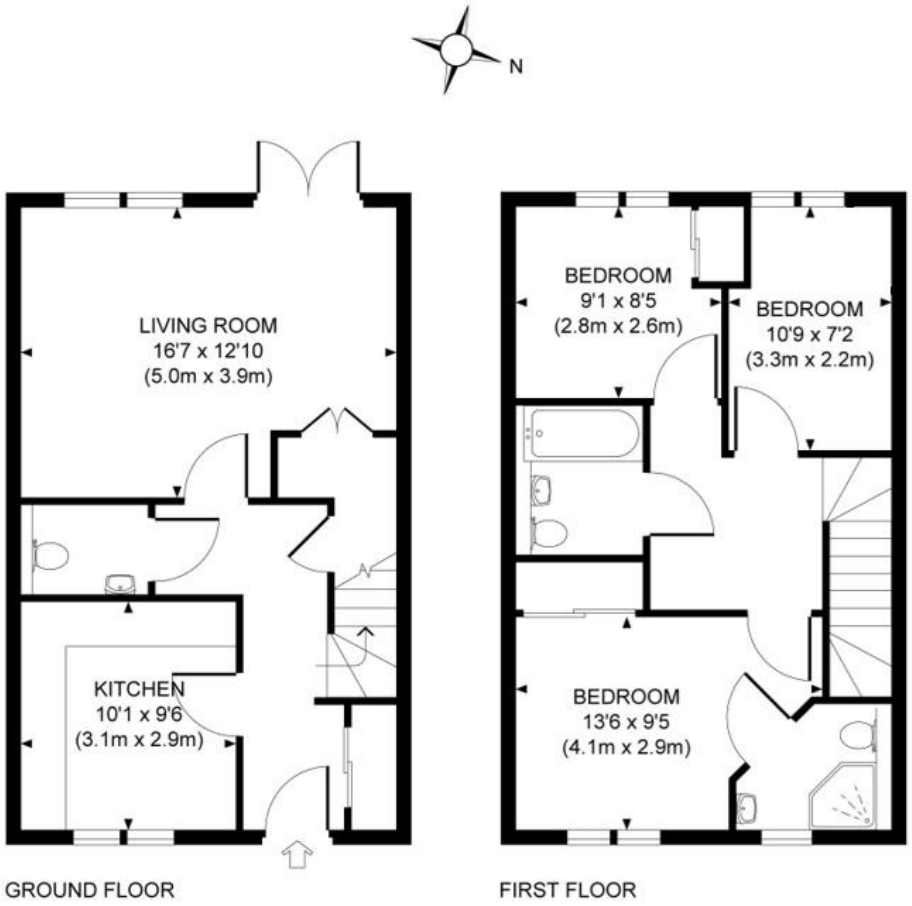


Ensuite to Master





Floorplan









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