



Property details

-  3 bedrooms
-  2 baths
-  EPC Rating B
-  1015 sq. ft
-  Brookwood Mainline Station
-  Impressive Semi Detached Home
-  Built By Michael Shanley Homes 2019
-  Three Bedrooms
-  Ensuite With Underfloor Heating
-  Family Bathroom With Underfloor Heating
-  Generous Living/Dining Room
-  Grey Shaker Style Kitchen
-  Downstairs Cloakroom
-  Delightful Rear Garden
-  Garage (Partially Converted To A Studio)
-  Driveway
-  Cul De Sac Location
-  Close To Excellent Local Schools

An exceptional semi detached property, built by the highly renowned developer Michael Shanly Homes in 2019, with their trademark flair for complimenting a high specification with well planned accommodation, ensuring every box is ticked to create a beautiful home.

Downstairs features a generous living/dining room with views over the garden and wooded backdrop beyond. The kitchen is fitted with grey shaker style units with composite stone worktops and incorporates a comprehensive range of Siemens fitted appliances. Upstairs is no less impressive with three bedrooms and a quality ensuite shower room to the master. Both the principal bedrooms have stylish built in wardrobes and all have the use of a stunning family bathroom. Other notable internal features include a downstairs cloakroom, laminate oak flooring to the majority of the property, and underfloor heating to the bathroom and ensuite.

Outside

The rear garden enjoys a delightful aspect and comes with a patio area adjoined by lawn with a shed in the corner of the garden. There is a side access gate as well as a door to the garage which has been partially converted as a studio and also houses the central heating boiler. The front is open plan in style with a driveway leading to the garage. The general environment is quiet and peaceful by virtue of the cul de sac style location.

Location

West End village is conveniently located for access to Junction 3 of the M3 which in turn gives access to both Heathrow and Gatwick international airports. Education is well catered for with two excellent schools, the highly regarded Gordon's School and Holy Trinity primary school. The Gosden Parade provides a good range of shops to include a news agents, hairdressers and coffee shop. Local dining is also excellent with the Inn At West End and the Hare & Hounds directly in the village whilst local Chobham village also offers several similar pub/restaurants. Brookwood station is approximately 2.3 miles with a regular direct service to Waterloo.

N.B Annual charges apply £303.59

Transport Links

Brookwood Mainline Station
Woking Mainline Station
Bagshot Station

Schooling Facilities

Primary
Holy Trinity CofE School
Bisley CofE School
Lightwater Village School

Secondary
Gordon's School
The Winston Churchill School
Collingwood College

Council tax band: Tax band E

Local authority: Surrey Heath Borough Council

Tenure: Freehold

Viewings

By appointment only
[01483 798969 / sales@seymours-knaphill.co.uk](mailto: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



Impressive Semi Detached Home

Cul De Sac Location



Floorplan

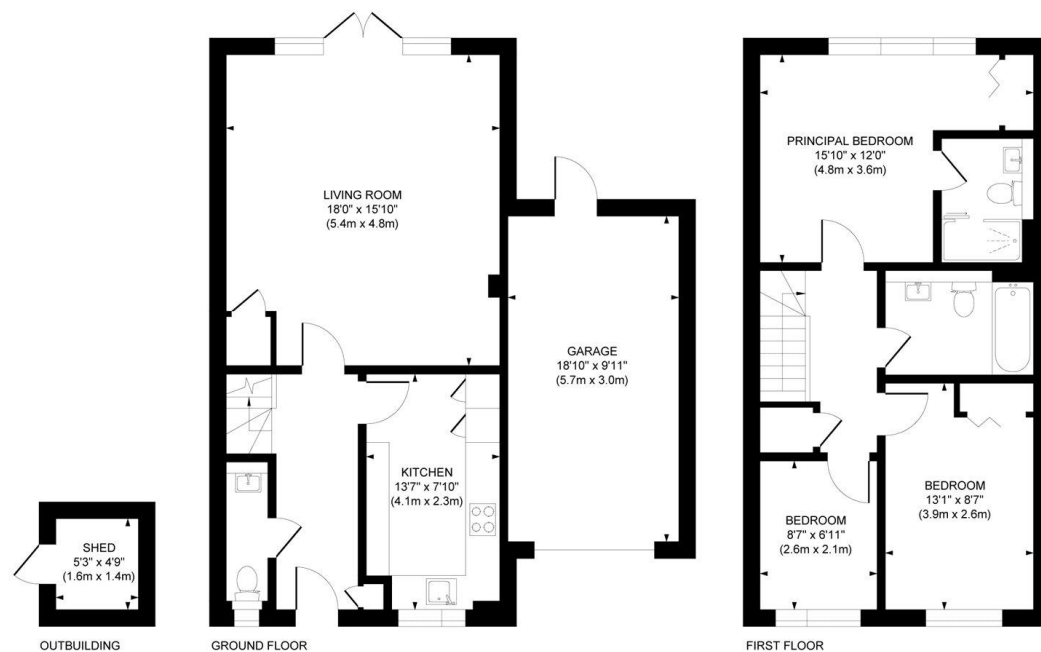
Approximate Gross Internal Area

Main House 1015 sq. ft / 94.33 sq. m

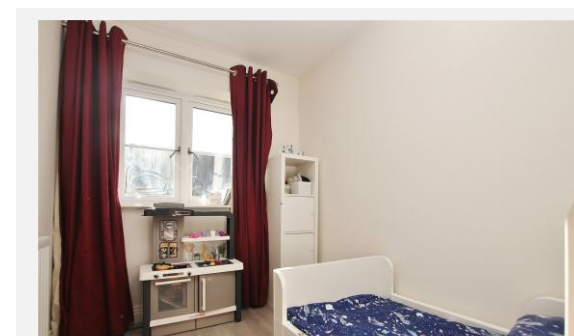
Garage 186 sq. ft / 17.27 sq. m

Outbuildings 25 sq. ft / 2.32 sq. m

Total 1226 sq. ft / 113.92 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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