

Seymours

71 Brushfield Way
Knaphill, Woking, Surrey, GU21 2TQ

£485,000 Asking Price

Property details

2 bedrooms

2 baths

EPC Rating C

1101 sq. ft

- Highly Sought-After Brookwood Manor Development
- Originally Designed as Three Bedrooms
- Two Generously Sized Double Bedrooms
- Spacious Living Room
- Separate Dining Room
- Conservatory Overlooking Rear Garden
- Contemporary Fitted Kitchen
- Separate Utility Room & Downstairs Cloakroom
- En-Suite to Principal Bedroom
- Driveway Parking & Attached Garage

Situated within the highly desirable Brookwood Manor development, this attractive and well-proportioned home enjoys a sought-after residential setting, conveniently positioned within easy reach of Knaphill village and Brookwood Mainline Station, which provides regular services into London Waterloo.

Originally designed as a three-bedroom property, the accommodation has been reconfigured to provide two generously sized bedrooms, creating a particularly spacious principal bedroom. The property offers an excellent balance of comfortable living space and practicality, making it an appealing choice for a variety of buyers.

The ground floor accommodation centres around an impressive living room, a bright and welcoming space with ample room for comfortable seating and relaxation. An attractive feature of the property is the adjoining dining room, which provides an excellent setting for entertaining and family meals, with sliding doors opening into the conservatory.

Overlooking the rear garden, the conservatory offers a delightful additional reception area, enjoying plenty of natural light and providing a pleasant space to sit and unwind whilst taking in views of the garden.

The kitchen has been fitted with a range of contemporary grey shaker-style units, complemented by contrasting work surfaces, tiled splashbacks and integrated cooking appliances. A separate utility room provides valuable additional storage and laundry facilities, helping to keep the main kitchen free from clutter.

Completing the ground floor accommodation is a convenient downstairs cloakroom.

Upstairs, the property continues to impress with two particularly well-proportioned bedrooms. The principal bedroom is an excellent size, having originally been designed as two separate bedrooms, and benefits from fitted wardrobes and plenty of space for additional furniture. The second bedroom is also a comfortable double and is served by the family bathroom. The principal bedroom further benefits from its own en-suite shower room.

Outside, the property enjoys an enclosed rear garden, predominantly laid to lawn with established shrubs and planting providing an attractive backdrop. A paved patio offers space for outdoor seating and entertaining, whilst the conservatory provides a pleasant connection between the house and garden.

To the front, a driveway provides off-street parking and leads to an attached garage, offering useful additional parking or storage.

Brookwood Manor is widely regarded as one of the area's most desirable residential developments, with its attractive surroundings and convenient access to local amenities making it particularly popular with buyers. Knaphill village is within easy reach, offering a selection of shops, cafés and everyday amenities, whilst Brookwood Mainline Station provides excellent commuter connections.

Combining generous accommodation, a flexible layout and a highly regarded location, this is an excellent opportunity for buyers seeking a comfortable home within one of the area's most established and sought-after developments.

Council tax band: Tax band E
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





Two Generously Sized Bedrooms

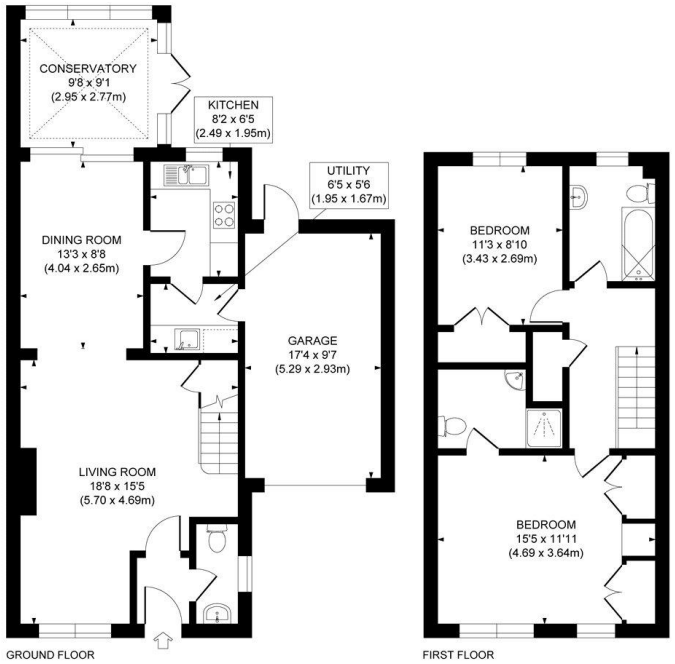
Close to Local Amenities





Floorplan

Approximate Gross Internal Area
Main House 1,101 sq. ft / 102.29 sq. m
Garage 167 sq. ft / 15.50 sq. m
Total 1,268 sq. ft / 117.79 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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