



55 Florence Way
Knaphill, Woking, Surrey, GU21 2FE
£700,000 O.I.E.O.

Property details

 4 bedrooms

 3 baths

 EPC Rating C

 1393 sq. ft

- Attractive double-fronted detached family home
- Sought-after location within Brookwood Manor development
- Walking distance to Brookwood mainline station
- Close to Knaphill Village and local amenities
- Welcoming entrance hall with access to all principal rooms
- Three reception rooms including living room, dining room and study
- Rear-aspect living room with fireplace and sliding doors to garden
- Kitchen/breakfast room with integrated appliances and dining space
- Four bedrooms, two with ensuite bathrooms
- Detached double garage with parking and private rear garden

This attractive double-fronted detached family home is situated in one of the most sought-after locations within the Brookwood Manor development, offering spacious and versatile accommodation throughout. Ideally positioned within walking distance of Brookwood mainline station and close to Knaphill Village, the property is perfectly placed for both commuters and families alike.

A welcoming entrance hall sets the tone for the home and provides access to all principal ground floor rooms. The property benefits from three well-proportioned reception rooms, currently arranged as a study, formal dining room and a rear-aspect living room. The living room features an attractive fireplace and sliding doors opening directly onto the rear garden, creating a bright and inviting living space ideal for relaxation and entertaining.

The kitchen/breakfast room is fitted with a comprehensive range of base and eye-level units, along with an integrated double oven, gas hob, fridge freezer and dishwasher. There is ample space for a dining table, making it a practical and sociable family space. The kitchen is further complemented by an adjoining utility room, while a downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms. Two of the bedrooms benefit from their own ensuite bathrooms, while the remaining rooms are served by a well-presented family bathroom.

Externally, the property enjoys a private rear garden, mainly laid to lawn and offering a pleasant and secluded outdoor space. At the end of the garden is a detached double garage, with additional parking available in front.

This well-balanced family home combines generous living space with a highly desirable location, making it an excellent opportunity for purchasers seeking convenience, comfort and potential.

Location

Knaphill village has a vibrant range of shops, pubs, restaurants and 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 close by which is ideal for dog walking or a family stroll.

Council tax band: Tax band F

Local authority: Woking Borough Council

Tenure: Freehold

Viewings

By appointment only

[01483 798969](tel:01483798969) / 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



Close to Local Amenities

Three Reception Rooms



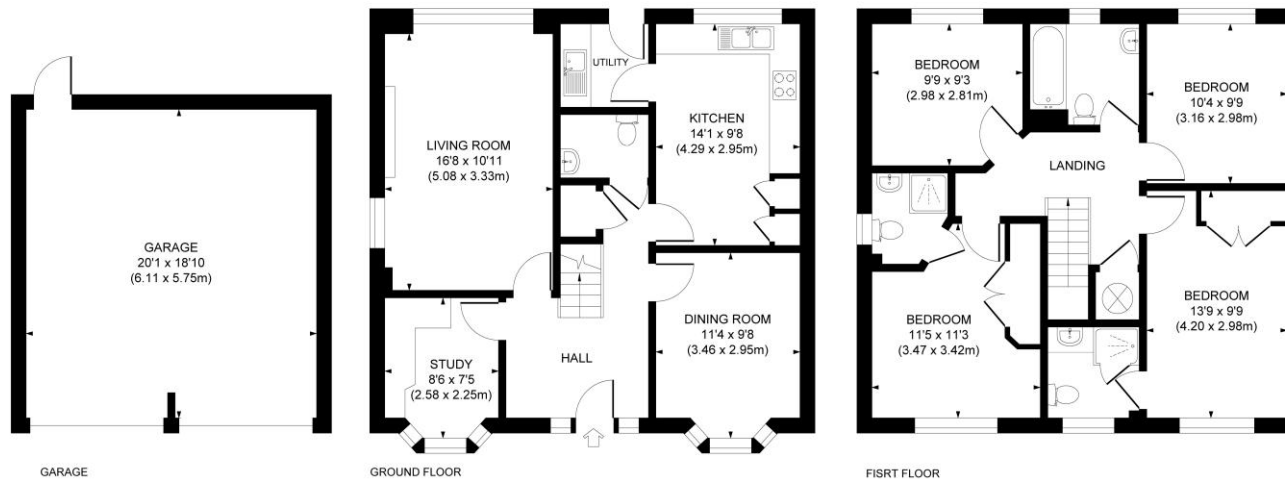
Floorplan

Approximate Gross Internal Area

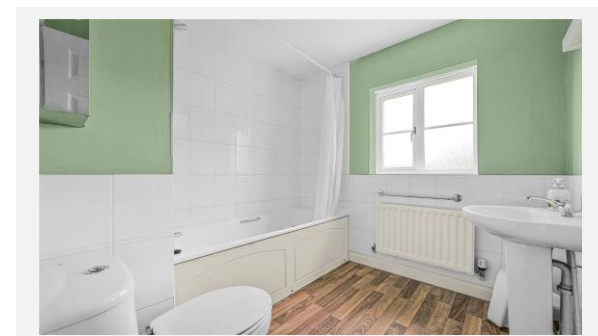
Main House 1,393 sq. ft / 129.38 sq. m

Garage 378 sq. ft / 35.13 sq. m

Total 1,771 sq. ft / 164.51 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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