



48 Connaught Crescent
Brookwood, Woking, Surrey, GU24 0AW
£479,950 Asking Price

Property details

 3 bedrooms

 1 bath

 EPC Rating D

 999 sq. ft

- Walking Distance to Brookwood Station
- Garden Backing onto Basingstoke Canal
- Open Plan Kitchen/Dining Room
- Close to Brookwood & Pirbright Primary Schools
- Contemporary Bathroom
- Close to Shops

This attractive terraced home enjoys an enviable position, combining a peaceful cul-de-sac setting with the convenience of being within walking distance of Brookwood station. A particular highlight is the impressive rear garden, which extends to over 65ft and backs directly onto the Basingstoke Canal, providing a lovely outlook and a real sense of space.

The accommodation comprises three bedrooms, two of which are generous double rooms, together with a stylish family bathroom. The bathroom has been finished with floor-to-ceiling tiling and features a contemporary P-shaped bath with wall-mounted shower, wash hand basin with vanity unit and WC.

To the front of the property is a well-proportioned living room with a front aspect and attractive feature fireplace, creating a welcoming focal point to the room.

To the rear, the kitchen is fitted with a range of base and eye-level units, with space for a range cooker and further appliances. A conservatory has been added to the rear, creating a useful dining area overlooking the garden, with bi-folding doors opening out onto the garden and allowing the inside and outside spaces to flow together.

The rear garden is a particularly impressive feature, extending to in excess of 65ft and backing directly onto the Basingstoke Canal. The garden is predominantly laid to lawn with a patio area, while a further seating area towards the far end provides the perfect spot to sit, relax and enjoy the peaceful canal views.

An excellent opportunity for those looking for a well-located family home with generous outside space and the added benefit of a picturesque canal-side setting.

Location

Brookwood enjoys easy access to the station which is right in the heart of the village and provides a regular direct service to Waterloo. Nearby Knaphill has a good range of day to day shops whilst Guildford, approximately 7 miles and Woking, approximately 3.5 miles provide more extensive shopping facilities as well as theatres, bars and restaurants. Closer to home there is excellent pub dining at the Nags Head in Knaphill and the White Hart in nearby Pirbright Village. The general surrounds of the village are delightful with the Basingstoke Canal providing miles of tree lined towpath for jogging and dog walking. The village also has a primary school whilst nearby St Johns provides secondary education from Winston Churchill School.

Council tax band: Tax band C

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



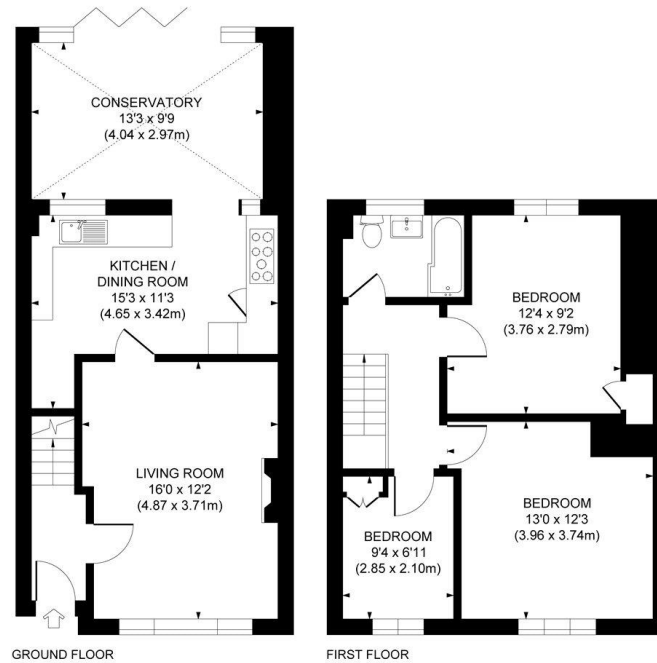
Garden Backing onto Canal

Close to Mainline Station



Floorplan

Approximate Gross Internal Area
999 sq. ft / 92.97 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.

