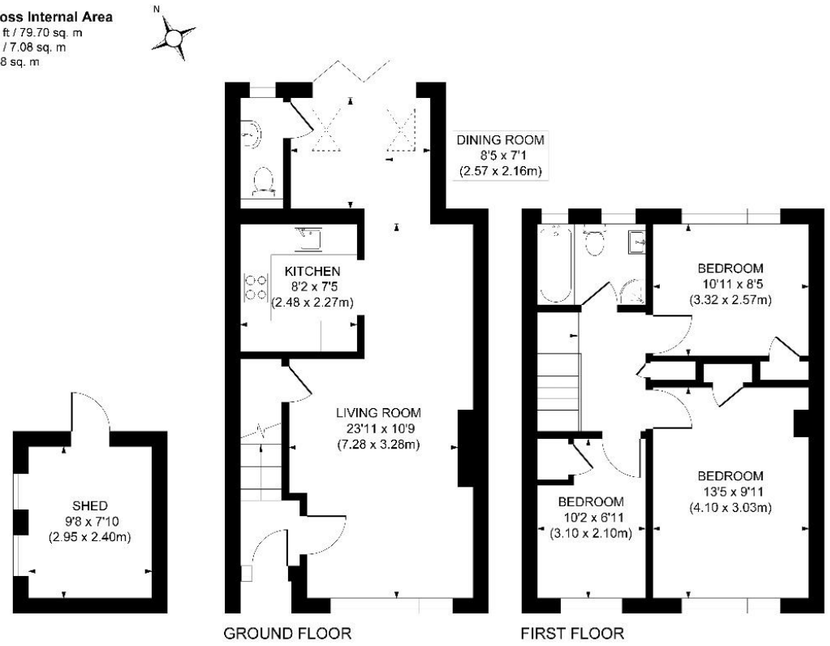
Floorplan

Approximate Gross Internal Area
Main House 858 sq. ft / 79.70 sq. m
Outbuilding 76 sq. ft / 7.08 sq. m
Total 934 q. ft / 86.78 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.

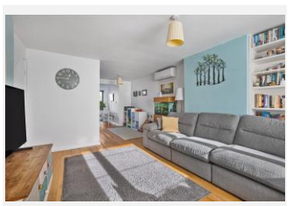


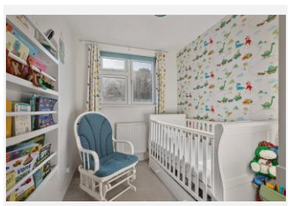


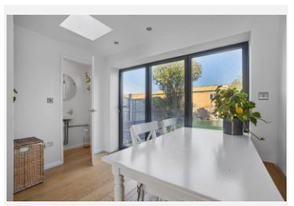


Seymours











38 Robin Hood Crescent
Knaphill, Woking, Surrey, GU21 2ND

£425,000 Asking Price

Knaphill office 25 High Street, Knaphill, GU21 2PP
01483 798969 / sales@seymours-knaphill.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 798969

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.

Property details

- 3 bedrooms
- 1 bath
- EPC Rating C
- 858 sq. ft

- Renovated and Extended by Current Owners
- Driveway Providing Off Street Parking
- Three Bedrooms
- Air Conditioning
- Quiet Cul de Sac Location
- Close to Bus Links Offering Easy Access to Woking Town Centre
- Walking Distance to Knaphill Village
- Downstairs Cloakroom

Having been thoughtfully renovated and extended by the current owners, this beautifully presented three-bedroom family home offers spacious, versatile accommodation, finished to an excellent standard throughout. Tucked away within a quiet cul-de-sac, the property enjoys a peaceful setting whilst remaining conveniently positioned within easy reach of Knaphill village and local bus links providing regular access to Woking town centre.

The property has undergone significant improvements during the current owners' occupation, creating a stylish and welcoming home that is perfectly suited to modern family living, with the additional benefit of air conditioning installed in both the living room and first-floor hallway, providing enhanced comfort throughout the warmer months.

The ground floor accommodation is particularly impressive, with a generously proportioned, dual aspect open plan living/dining area and with bi-folding doors leading to the garden.

Extended to provide an excellent amount of space, this bright and inviting room offers ample room for both comfortable seating and family activities, whilst attractive wood flooring and contemporary décor create a warm and homely atmosphere. The addition of an air conditioning unit further enhances the comfort of this superb living space.

The kitchen has been tastefully refitted with an attractive range of shaker-style units, complemented by solid wood work surfaces and contemporary metro-tiled splashbacks. Integrated cooking appliances, a Belfast-style sink and carefully considered storage solutions combine to create a kitchen that is both practical and visually appealing. A useful ground floor cloakroom completes the accommodation on this level.

Upstairs, the first floor offers three well-proportioned bedrooms, making the property an excellent choice for families, first-time buyers or those requiring additional space to work from home. The principal bedroom is a comfortable double room with ample space for freestanding wardrobes and bedroom furniture, whilst the remaining bedrooms provide flexible accommodation, currently arranged as children's bedrooms. An additional air conditioning unit has been installed within the first-floor hallway, offering a welcome feature during the summer months.

The family bathroom has been stylishly refurbished to an excellent standard, featuring contemporary large-format tiling, a modern vanity unit with countertop basin, a bath and separate shower enclosure. The combination of quality fittings and attractive finishes creates a smart, contemporary space.

Outside, the property continues to impress. To the front is a substantial block-paved driveway providing generous off-street parking for multiple vehicles, a particularly appealing feature for a home of this nature.

To the rear is a private and enclosed garden, predominantly laid to lawn and offering an ideal environment for children to play or for outdoor entertaining during the warmer months. Established planting provides an attractive backdrop, whilst a paved seating area and useful timber storage shed add further practicality.

The location is another significant attraction. Situated within a quiet residential cul-de-sac, the property is conveniently placed for the amenities of Knaphill village, which offers a variety of shops, cafés and everyday conveniences. Excellent local bus connections provide easy access to Woking town centre, with its extensive shopping facilities and mainline railway station offering regular services to London Waterloo. The surrounding area also benefits from a selection of well-regarded schools and nearby green spaces.

Council tax band: D
Local authority: Woking Borough Council
Tenure: Freehold

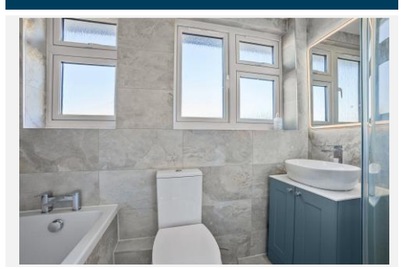


Quiet Cul de Sac Location





Extended and Renovated Throughout



The Property Ombudsman
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