

Seymours

36 Brookwood Farm Drive
Knaphill, Woking, Surrey, GU21 2FW

£425,000 OIEO

Property details

3 bedrooms
1 bath
EPC Rating C
790 sq. ft

- WALKING DISTANCE OF BROOKWOOD STATION
- WITHIN EASY REACH OF KNAPHILL VILLAGE
- OFF STREET PARKING
- THREE BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- WITHIN WALKING DISTANCE OF KNAPHILL LOWER AND PRIMARY SCHOOLS
- PRIVATE REAR GARDEN

This beautifully presented home is ideally situated within easy reach of Knaphill village, offering a wide selection of shops, pubs, restaurants and everyday amenities. Brookwood Mainline Station is also conveniently located nearby, providing excellent rail connections to London Waterloo, Woking and Guildford.

The property is presented in excellent condition throughout and offers well-proportioned accommodation arranged over two floors. There are three good-sized bedrooms, with the principal bedroom benefiting from built-in wardrobe space. These are served by a modern family bathroom fitted with a three-piece suite comprising a wash hand basin, W/C and bath with shower attachment and glazed shower screen.

On the ground floor, the front-aspect kitchen is fitted with a range of base and eye-level units, an integrated double oven and electric hob, together with integrated appliances including a washing machine and dishwasher.

To the rear of the property is a bright and spacious living/dining room, providing a versatile space for both relaxing and entertaining, it also benefits from a useful storage cupboard and doors opening directly onto the rear garden. A convenient downstairs cloakroom completes the accommodation.

Outside, the property enjoys a pleasant rear garden, which is mainly laid to lawn and features a patio area and rear access. To the front of the property are two allocated parking spaces.

Location

Knaphill village offers a vibrant selection of local amenities, including shops, pubs, restaurants and a Post Office. For more comprehensive shopping, Sainsbury's superstore is approximately a quarter of a mile away.

For commuters, nearby Brookwood Mainline Station provides regular services to London Waterloo, as well as Woking and Guildford. Those who enjoy outdoor pursuits are well catered for, with Stafford Lake providing an ideal setting for dog walking, while nearby Brookwood Country Park offers a pleasant destination for family walks and Sunday strolls.

Annual Service Charge: Approximately £485.40

Council tax band: Tax band D
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





Close to Local Amenities

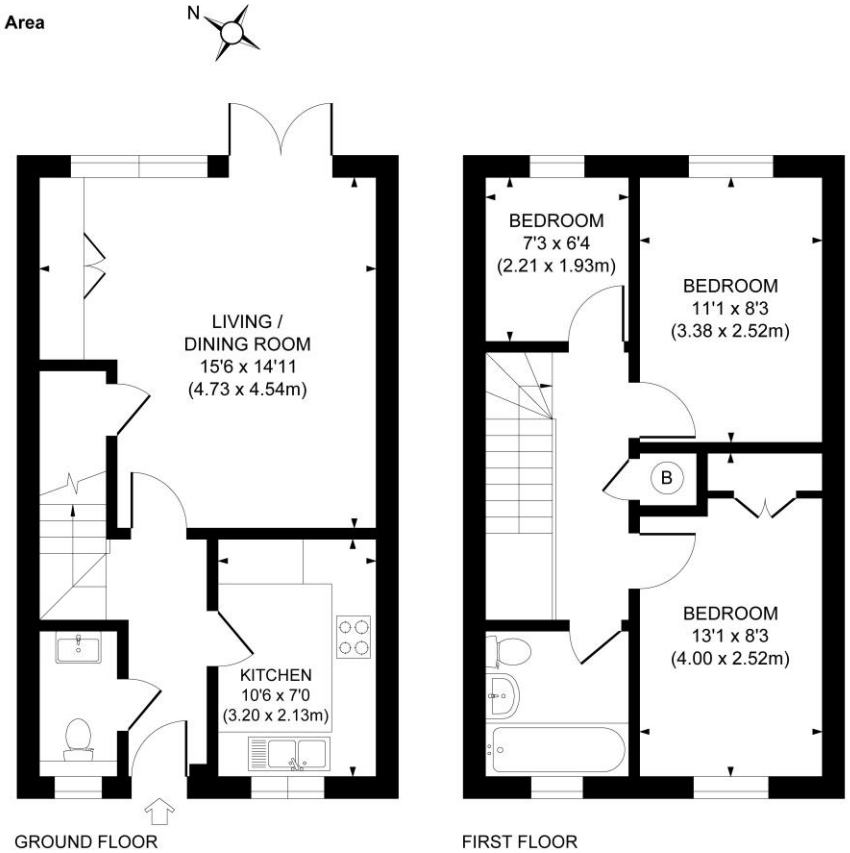
Beautifully Presented
Three Bedroom Home



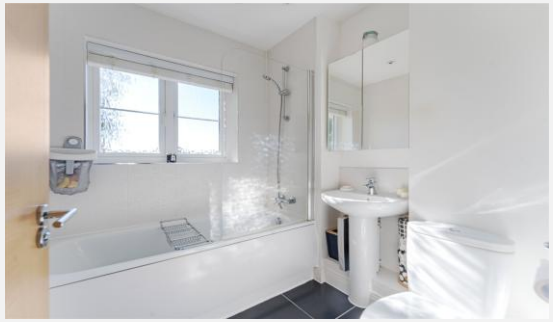


Floorplan

Approximate Gross Internal Area
790 sq. ft / 73.36 sq. m









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