

Seymours

116 Percheron Drive
Knaphill, Woking, Surrey, GU21 2QZ

£375,000 OIEO

Property details

2 bedrooms
1 bath
EPC Rating C
667 sq. ft

- Two Double Bedrooms
- South Facing Garden
- Two Allocated Parking Spaces
- Close to Knaphill Village
- Walking Distance to Brookwood Station
- Living/Dining Room

Situated in a highly desirable residential location within walking distance of Brookwood Mainline Station, this well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers, downsizers and commuters alike. Benefiting from two allocated parking spaces, a private south facing rear garden and convenient access to local amenities, the property combines comfortable living accommodation with an exceptionally convenient location.

The accommodation is well proportioned throughout and begins with an entrance hallway providing access to the kitchen and living/dining room.

The kitchen is positioned to the front of the property and has been fitted with a range of white shaker-style base and eye-level units, complemented by work surfaces and tiled splashbacks. Integrated appliances include a double oven and gas hob with extractor above, whilst there is additional space for freestanding appliances.

To the rear is a spacious living/dining room that provides an ideal setting for both relaxing and entertaining. There is ample space for a comfortable seating arrangement as well as a dining table and chairs, whilst sliding patio doors allow plenty of natural light to flood the room and provide direct access to the rear garden.

Upstairs, the property offers two well-proportioned bedrooms, both of which can accommodate double beds. The principal bedroom enjoys views over the rear garden, whilst the second bedroom benefits from built-in wardrobe and storage space, making excellent use of the available accommodation.

The bedrooms are served by a contemporary family shower room, which has been updated to provide a modern white suite comprising a walk-in shower enclosure with glass screens, wash hand basin and WC, complemented by attractive marble-effect wall tiling.

Outside, the property benefits from a private and enclosed rear garden, offering a pleasant space to enjoy during the warmer months. A paved patio provides an ideal area for outdoor seating and dining, whilst the remainder of the garden features established planting and borders.

To the front, a particularly appealing feature is the provision of two allocated parking spaces, a valuable benefit in such a convenient location.

The property is situated within a highly sought-after residential development in Brookwood, an area particularly popular with commuters and families thanks to its excellent transport connections and proximity to local amenities. Brookwood Mainline Station is within walking distance and provides regular direct services into London Waterloo, making this an ideal choice for those commuting into the capital.

Brookwood village offers a selection of everyday amenities, including local shops and places to eat, whilst the nearby village of Knaphill provides a wider range of shops, supermarkets and facilities. Woking town centre is also easily accessible, offering a comprehensive selection of shopping, leisure and entertainment facilities.

With its desirable location, two double bedrooms, private rear garden and the significant advantage of two allocated parking spaces, this is a fantastic opportunity to acquire a home within easy walking distance of Brookwood Station. Early viewings are highly recommended.

N.B Annual charges apply £229.78

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





Two Double Bedrooms

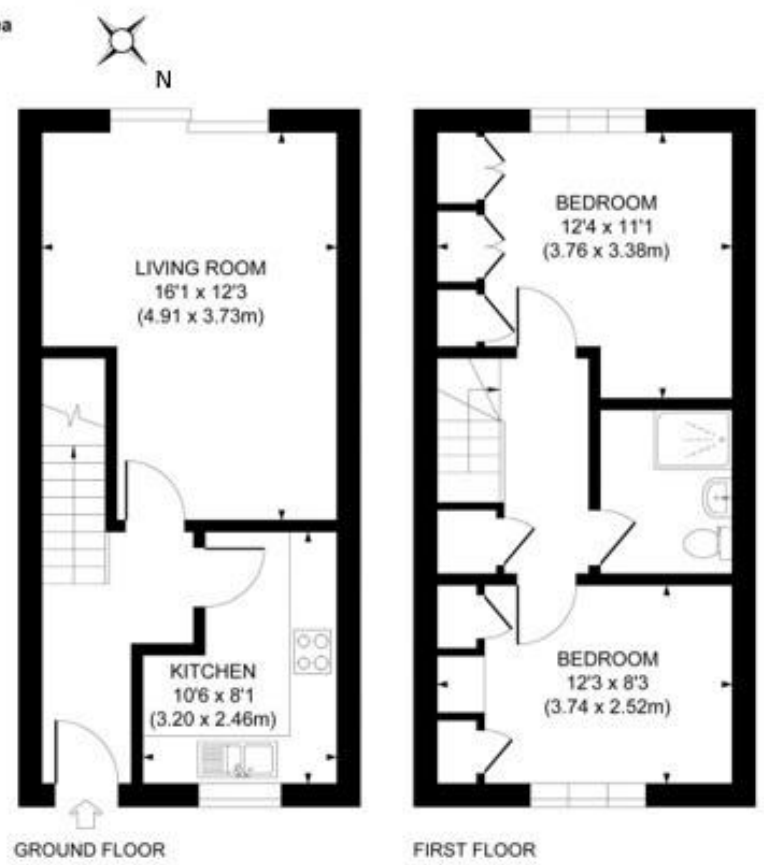
South Facing Garden





Floorplan

Approximate Gross Internal Area
667 sq. ft / 61.93 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.

The Property Ombudsman

APPROVED CODE TradingStandards.uk