

Seymours

3 Church Close
Brookwood, Woking, GU24 0AB
£599,950 Asking Price

Property details

4 bedrooms

2 baths

EPC Rating C

1322 sq. ft

- Four-bedroom character terraced home
- Situated in a private cul-de-sac
- Walking distance to Brookwood mainline station
- Extensively renovated by the current owners
- Accommodation arranged over three floors
- Two separate reception rooms
- Extended kitchen/breakfast room
- Contemporary family bathroom and separate shower room
- Beautifully landscaped, low-maintenance rear garden
- Approximately 1,322 sq. ft. of accommodation
- Electric Car Charger Point

Built circa 1906, this beautifully presented four-bedroom character home is situated in a private cul-de-sac within walking distance of Brookwood mainline station. Having been extensively renovated and improved by the current owners, this charming property offers a wonderful combination of character features and modern living, with accommodation arranged over three floors and a beautifully landscaped rear garden.

The property has undergone considerable improvements during the current owners' time, resulting in a stylish and well-maintained family home that is ready to move straight into.

The ground floor offers two separate reception rooms, providing versatile living accommodation. The living room is positioned at the front of the property and features an attractive fireplace with a contrasting green feature wall, creating a warm and inviting space. The separate dining room offers an ideal setting for family meals and entertaining.

To the rear is an extended kitchen/breakfast room, fitted with an extensive range of shaker-style units, contrasting work surfaces and a range-style cooker. The kitchen benefits from excellent natural light courtesy of roof windows, whilst French doors provide direct access to the rear garden. There is also space for a dining table, making this a practical and sociable area for everyday family life.

The first floor comprises two well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes. Both bedrooms are served by a beautifully appointed family bathroom, featuring contemporary tiling, a bath with overhead shower and modern sanitaryware. There is also an additional shower room on this floor, finished to a similarly high standard.

The second floor provides two further bedrooms, both offering flexible accommodation that could equally be utilised as guest rooms, children's bedrooms or home offices. The larger of the two is particularly spacious and currently incorporates a dedicated workspace.

Outside, the rear garden has been thoughtfully landscaped by the current owners to create an attractive, low-maintenance outdoor space. Predominantly laid to paving, the garden provides ample room for outdoor seating and entertaining, with established planting borders, fencing and a timber outbuilding.

Location
The property enjoys a particularly desirable position within a private cul-de-sac, offering a peaceful setting whilst remaining conveniently located for local amenities and transport links.
Brookwood mainline station is within walking distance, providing regular rail services to London Waterloo, making this an excellent choice for commuters. The surrounding area also offers a range of local shops, schools and recreational facilities, whilst Woking town centre is easily accessible and provides a more comprehensive selection of shopping, dining and leisure amenities.

Combining character, generous accommodation and a high standard of presentation throughout, this is a superb family home in a highly convenient and sought-after location. Early viewings are strongly recommended.

N.B Private Road - need to contribute as and when required

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 Brookwood Mainline Station

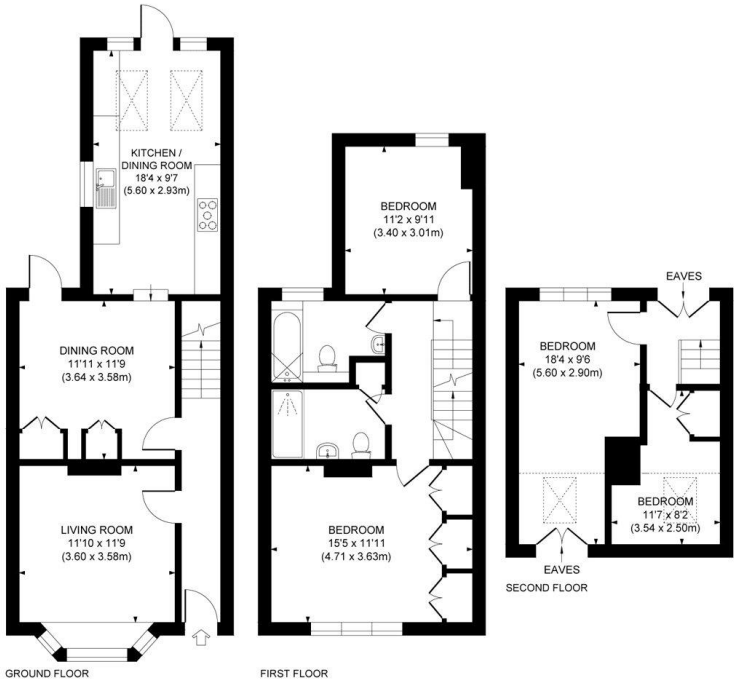
Four Bedroom Character Property





Floorplan

Approximate Gross Internal Area
1,322 sq. ft / 122.86 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