



KNAPHILL

£675,000

A superbly presented four double bedroom detached residence peacefully located towards the end of a cul-de-sac, moments from a delightful country park.

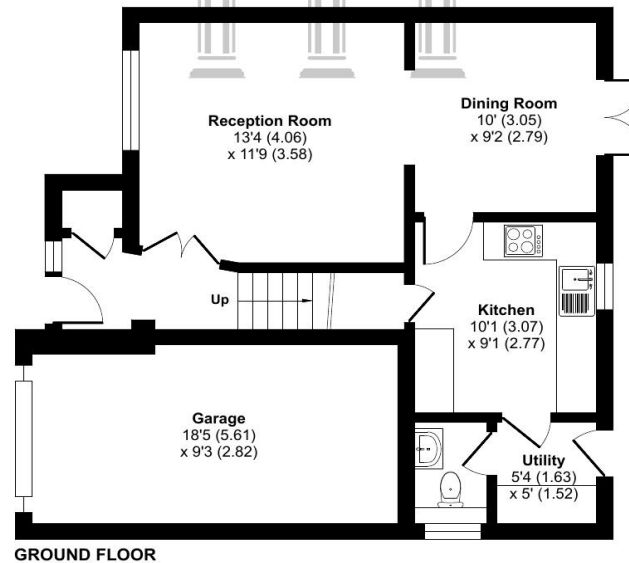
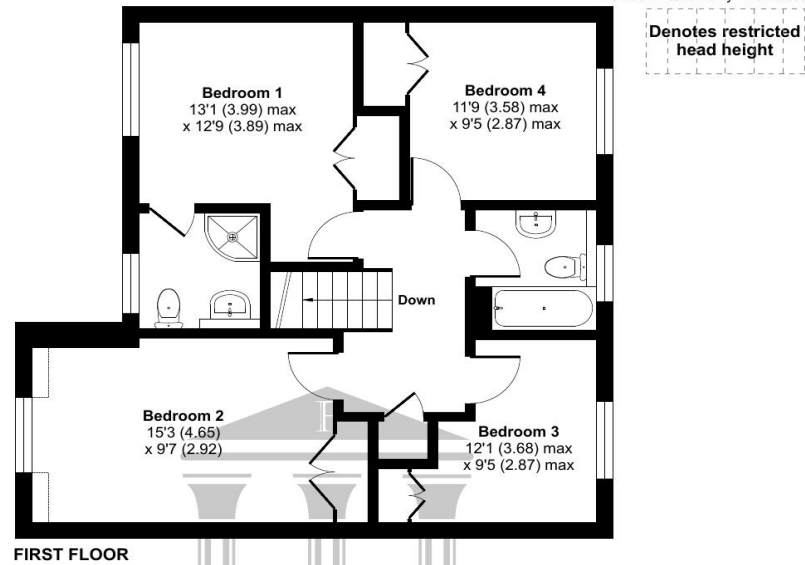
Knaphill, Woking, GU21

Approximate Area = 1323 sq ft / 122.9 sq m (includes garage)

Limited Use Area(s) = 4 sq ft / 0.4 sq m

Total = 1327 sq ft / 123.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Foundations Independent Estate Agents. REF: 872200

Percheron Drive, Knaphill, Woking, Surrey, GU21 2QY

- **Four Double Bedrooms**
- **Upgraded Double Glazed Windows**
- **Garage**
- **Two Bathrooms**
- **Two Reception Rooms**
- **Walking Distance Of Country Park**
- **Beautifully Appointed Kitchen**
- **Block Paved Driveway**

A superbly presented four double bedroom detached residence peacefully located towards the end of a cul-de-sac, moments from a delightful country park. The accommodation comprises a spacious living room, leading onto a sizeable dining room with double glazed French doors to the rear garden. A beautifully appointed kitchen is accessed off the dining room. This features a number of integrated appliances, as well as a walk-in pantry. There is also a utility room and downstairs cloakroom on the ground floor. Upstairs there are four double bedrooms including an impressive principal bedroom with fitted wardrobes and en-suite shower room. The family bathroom has been tastefully upgraded.

To the front, a block paved driveway provides off street parking for 2 cars. The garden has been landscaped and features a raised Indian sandstone paved terrace, a lower paved terrace and the rest is laid to lawn. Internal viewings are highly recommended via the vendor's sole agents. Council tax band F – EPC Rating C

Knaphill Village is a popular centre for the local community and offers many shops suitable for day to day shopping. There are two small supermarkets in the village itself, as well as a bakery, hairdressers and coffee shops. For larger shopping needs there is Sainsbury's superstore, whilst Woking and Guildford town centres are a short drive away, with a wider range of shopping and recreational facilities. Brookwood Country Park borders the property and there is also a children's play area within approximately 100m, Basingstoke Canal, as well as Sheets Heath Common and many more are close by, making this an ideal location for countryside walks and bike rides. Local schools include five primary schools and senior schools include Winston Churchill Secondary School and Farnborough College is within a 10 min train journey. For commuters, Brookwood main line station is approximately a 15 minute walk from the property. The M3/M25 motorway network is 5 miles away, meaning transport links from the property are excellent.



