



**KNAPHILL**

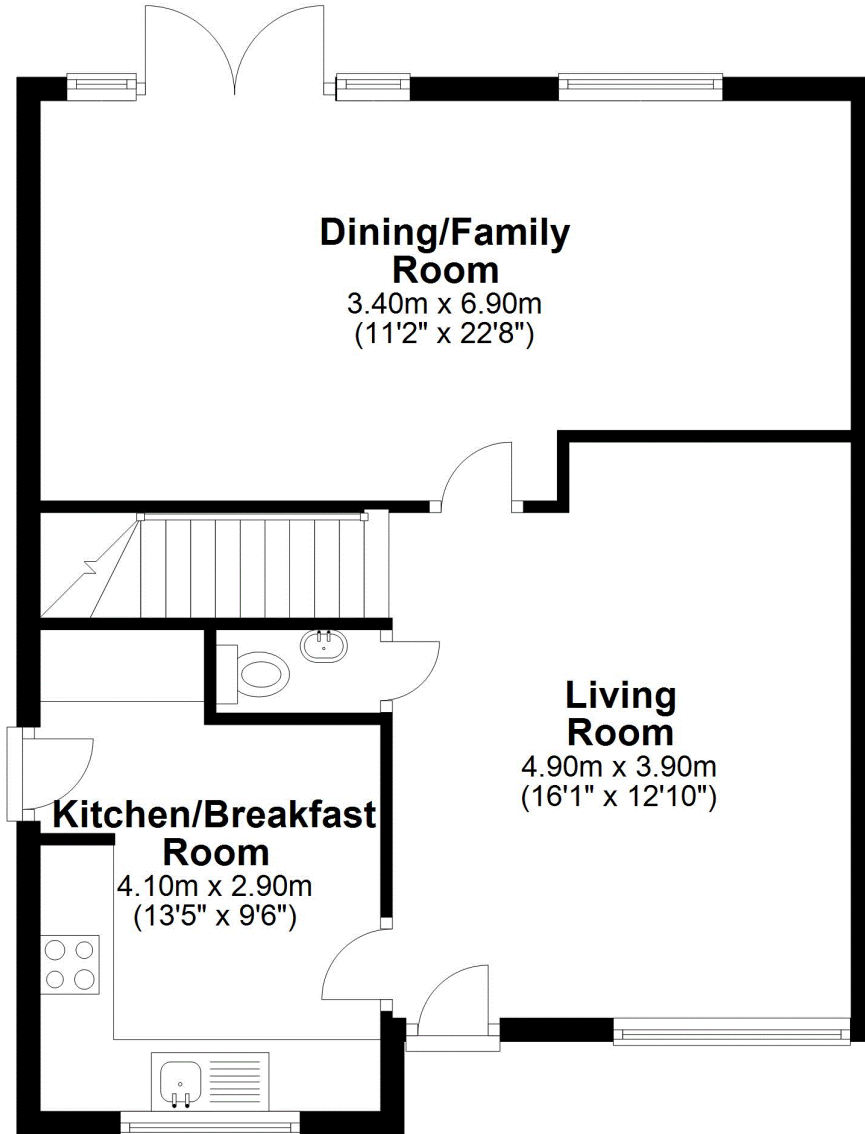
**£630,000**

**A four double bedroom, two bathroom detached executive residence offered to the market with NO ONWARD CHAIN.**



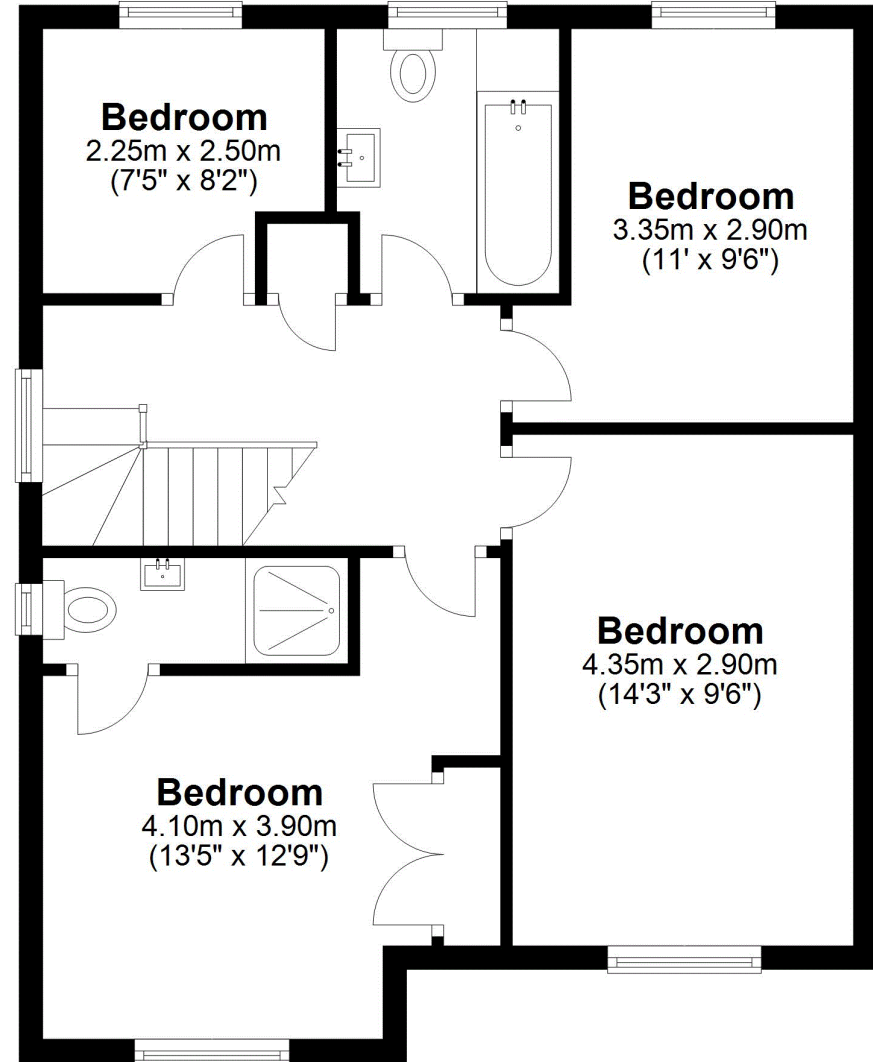
## Ground Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



## First Floor

Approx. 56.4 sq. metres (606.9 sq. feet)



Total area: approx. 112.5 sq. metres (1211.2 sq. feet)

## Cavell Way, Knaphill, Woking, Surrey, GU21 2TJ

- **Executive Detached Home**
- **Four Double Bedrooms**
- **Two Bathrooms**
- **Two Large Separate Reception Rooms**
- **Downstairs Cloakroom**
- **Off Street Parking**
- **A Well Appointed Kitchen**
- **Part Walled Garden**
- **NO ONWARD CHAIN**

A four double bedroom, two bathroom detached executive residence offered to the market with NO ONWARD CHAIN. The property benefits from having planning permission for a rear extension and from the garage being converted into a further reception room. This is notable upon entering the property as the entrance hall has been open planned to the family room. There is also a further reception room on the ground floor with access to the rear garden. A well appointed kitchen and downstairs cloakroom conclude the downstairs.

Upstairs there are four double bedrooms and a family bathroom including the principal bedroom suite with fitted wardrobes and en-suite shower room. A part walled garden offers a good degree of seclusion and privacy, and a block paved driveway providing off street parking. The property is located in a highly desirable modern development within easy reach of local amenities and schools.

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. There are plenty of recreational facilities within the village, with Waterers Park being the venue for football pitches and a children's playground. For larger shopping needs there is Sainsbury's superstore, and of course Woking town centre lies 3 miles away, with a wider range of shopping and recreational facilities. For commuters, Brookwood main line station lies 0.7 miles from the village centre, with trains reaching London Waterloo in about 30 minutes. The M3/M25 motorway network is 5 miles away, meaning communications from the property are excellent.

Council tax band F - EPC rating C

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



