



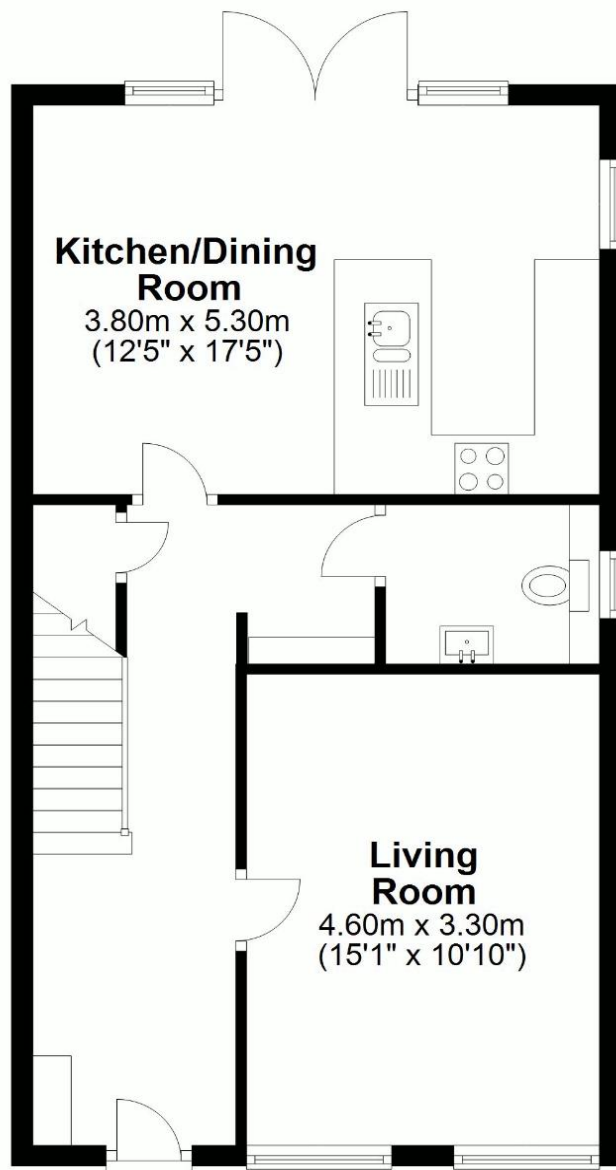
KNAPHILL

£550,000

Situated in a quiet gated road, is this modern three bedroom semi detached house built in 2016 and offering spacious rooms throughout.

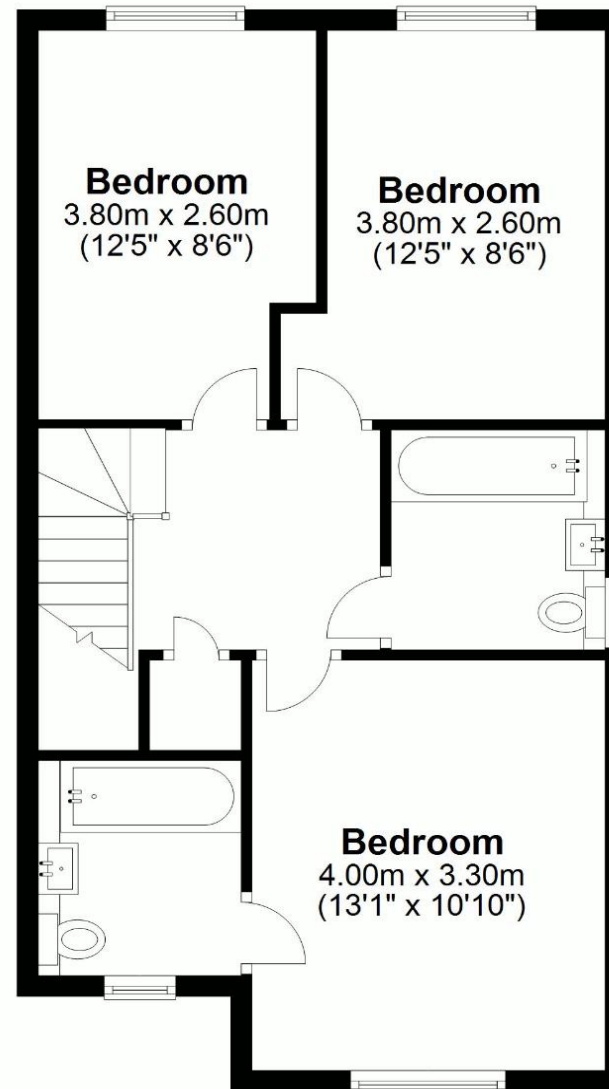
Ground Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 105.6 sq. metres (1136.6 sq. feet)

Ilex Court, 128a High Street, Knaphill, Woking, Surrey, GU21 2QH

- **Gated Entrance**
- **Three Double Bedrooms**
- **Kitchen/Dining Room**
- **Living Room**
- **Two Bathrooms**
- **Spacious Rooms**
- **Underfloor Heating**
- **Two Parking Spaces**

Situated in a quiet gated road, is this modern three bedroom semi detached house built in 2016 and offering spacious rooms throughout. The property comprises on the ground floor of an entrance hallway leading to a bright lounge, large W/C and kitchen/dining room with ample storage options, built in appliances and double doors leading to the rear garden. Upstairs, the landing leads to three double bedrooms with the principal bedroom benefitting from an en-suite bathroom. The family bathroom is fitted with a white suite including shower over bath and completes the accommodation.

Externally, to the front is allocated parking for two cars and the rear garden is mainly laid to lawn with patio area and decked area offering space for furniture and a large shed with space to the side for an office or gym. Benefits include underfloor heating, side access to the rear garden and potential to extend into the loft, subject to the usual consent being granted.

Set within a short walk of what is an comprehensive and extremely useful village centre. Here there are quite a number of local shops that very much cater for everyday needs along with various pubs, cafes and restaurants. For those times when you are in need of something more comprehensive however, Woking town centre which has been the subject of massive improvement in recent years, is just a short drive away and now has something of a bustling and cosmopolitan feel to it with a wide and eclectic array of bars, cafes, restaurants and shops. In the Peacocks centre you will also find the New Victoria theatre and the multi screen cinema along with further shopping opportunities. Woking has what is widely regarded to be one of the best commuting rail stations in the south east and runs an extremely fast and frequent service into Waterloo.

Council Tax Band C - EPC Rating B – Service Charge £400 P/A

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.



