

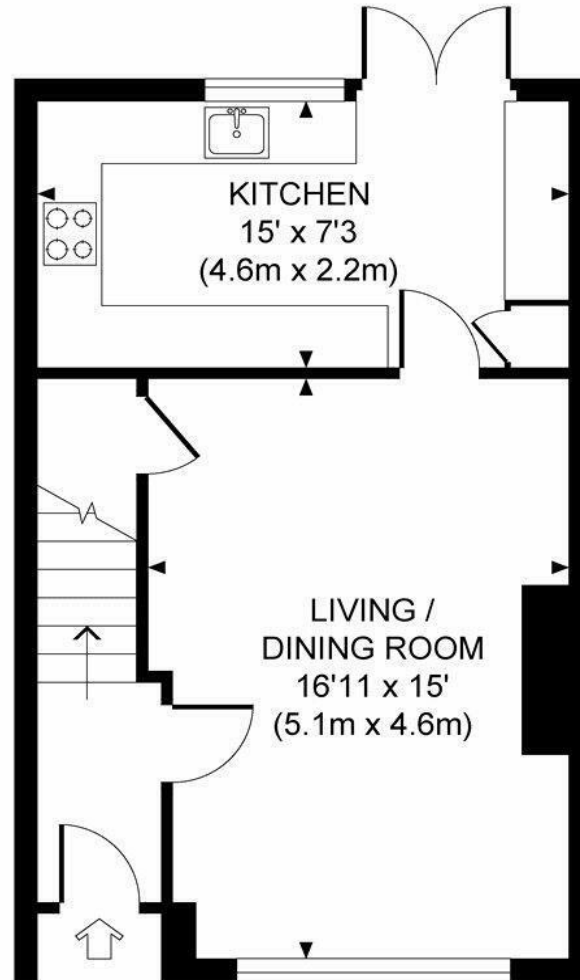
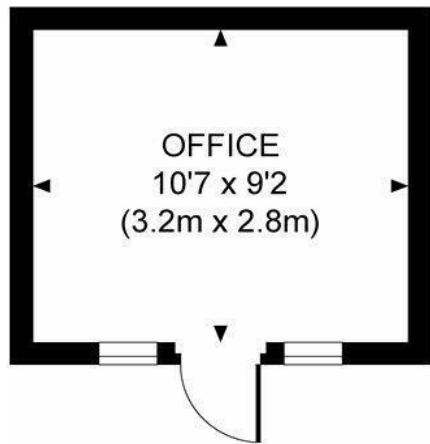


KNAPHILL

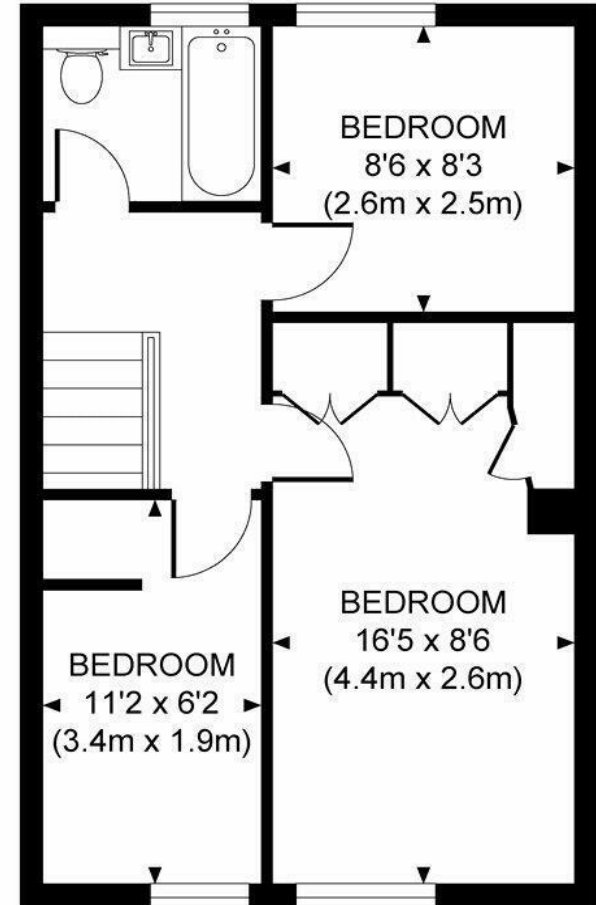
£399,950

Presenting a wonderful opportunity to acquire this end of terrace residence, nestled in a desirable cul-de-sac location, boasting serene views overlooking a quaint green area.

Approximate Gross Internal Area
740 sq ft / 68.7 sq m
Approximate Gross Internal Area Outbuildings
96 sq ft / 8.9 sq m
Total Gross Internal Area 836 sq ft / 77.6 sq m



GROUND FLOOR



FIRST FLOOR

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 any decisions reliant upon them.

Highclere Gardens, Knaphill, Woking, Surrey, GU21

- **Three Bedroom End of Terrace**
- **Newly Appointed Kitchen**
- **Spacious Living Room**
- **Corner Plot**
- **Off Road Parking To The Rear**
- **Outbuilding/Home Office**
- **Potential to Extend STPP**

Presenting a wonderful opportunity to acquire this end of terrace residence, nestled in a desirable cul-de-sac location, boasting serene views overlooking a quaint green area. The accommodation comprises a newly appointed kitchen and a spacious living/dining room. Upstairs, three bedrooms, with two generously sized doubles, ideal for comfortable living and a modern family bathroom.

Externally, this property occupies a generous corner plot garden, offering ample space and the potential for extension, subject to necessary permissions. A valuable addition to the outdoor space is an outbuilding/home office, complete with power supply, providing versatility and convenience. Large gates facilitate rear vehicular access, enhancing practicality and adding to the appeal of this charming home.

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: C

EPC Rating: D

Tenure: Freehold

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.



