

**FOR SALE**



**Northwood Avenue, Knaphill**  
**Guide Price £415,000**

  
**MARTIN & CO**

# Northwood Avenue, Knaphill

Guide Price £415,000

- Popular Residential Area
- Three Bedroom House
- Semi Detached
- Potential To Extend STPP
- Ideal Project & Investment

Don't miss this excellent opportunity to acquire this three bedroom, semi detached family home with scope to improve and extend STPP. Located on a popular road in Knaphill which is within easy reach of the village

Don't miss an excellent opportunity to acquire this three bedroom, semi detached family home with scope to improve and extend STPP. Located on a popular road in Knaphill which is within easy reach of the village, amenities and highly regarded local schools.

The ground floor comprises of a lounge/diner, kitchen, downstairs WC and a family room to the rear. On the the first floor you have the main bathroom and three bedrooms, of which one includes an internal storage cupboard.

To the front of the property is some garden space and a driveway that leads to the back garden, The back garden has both patio and lawn space and can be accessed from



the family room. You also have access to a separate outbuilding which can be utilized for storage/home office space.

The roof holds a series of electric solar panels, providing an efficient energy supply to the house. The loft space is accessible and holds potential for a conversion STPP.

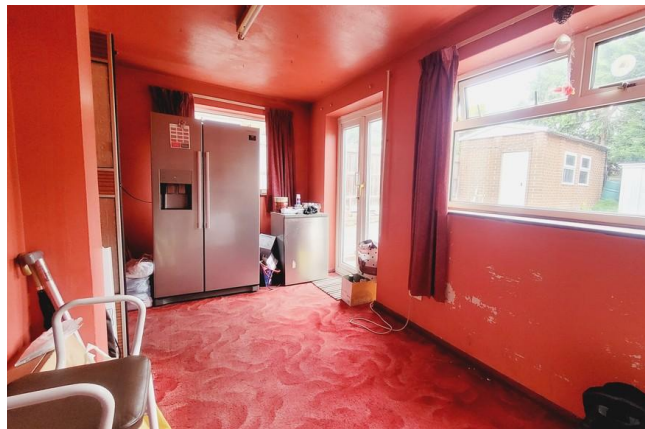
Northwood Avenue is located a short distance from Knaphill village and St Johns, this means you are within walking distance of excellent local amenities on the high street, consisting of shops, restaurants and pubs. Highly regarded local schools are within half a mile of the property, including The Winston Churchill Secondary and The Hemitage School.

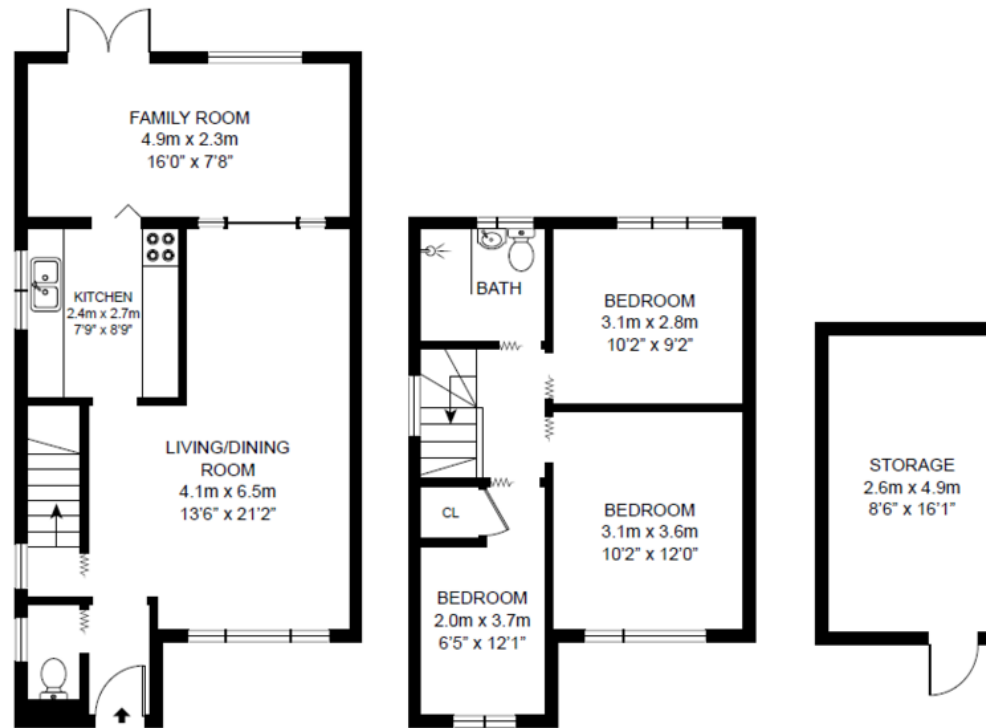
If you commute or would like to be in reach of easily accessible travel routes into London then you are spoiled for choice, Brookwood Mainline station is a short drive from the property, Woking Town Centre and mainline station is another convenient option that is only a ten-minute drive, you can be on the M25 in less than fifteen minutes, There are also local bus routes that can take you to the town Centre and surrounding areas.

Viewings are highly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		





GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 823.1 sq ft, 48.6 m<sup>2</sup>  
 FIRST FLOOR: 361.6 sq ft, 33.6 m<sup>2</sup>  
 TOTAL: 884.7 sq ft, 82.2 m<sup>2</sup>

Northwood Avenue, Woking

## Martin & Co Woking

35 Chertsey Road • • Woking • GU21 5AJ  
 T: 01483 727757 • E: woking@martinco.com

# 01483 727757

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

