

**FOR SALE**



**Southwood Avenue, Knaphill**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Region Of £469,000**





This newly refurbished semi-detached home presents a fantastic opportunity for comfortable family living. With three well-proportioned bedrooms, it is ideal for those seeking a spacious home with modern finishes.

- Newley Refurbished Throughout
- Three Bedrooms
- Large Lounge
- Newly Refitted Kitchen
- Newly Refitted Bathroom
- Refitted W/C
- New Boiler

The property has undergone extensive updates, including a newly refitted kitchen. The large, open-plan living and dining area creates a welcoming and versatile space, perfect for both family relaxation and entertaining guests. Natural light flows throughout, enhancing the sense of space and openness. A newly refitted bathroom provides a sleek, contemporary retreat, while the installation of a new boiler and double glazing ensures improved energy efficiency and year-round comfort.

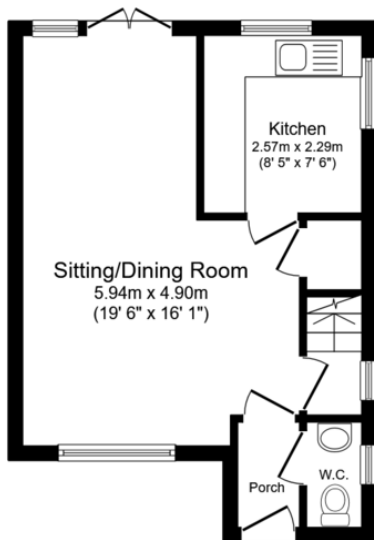
Situated on a generous corner plot, the property offers ample outdoor space-ideal for children to play, keen gardeners, or simply enjoying the fresh air. Additionally, a recently refitted WC adds extra convenience.

Not only has this home been fully refurbished, but it also comes with granted planning permission to extend (PLAN/2023/1052), providing the opportunity to further tailor the space to your needs. This property represents a rare chance to acquire a modernised home in a desirable location with scope for future growth.

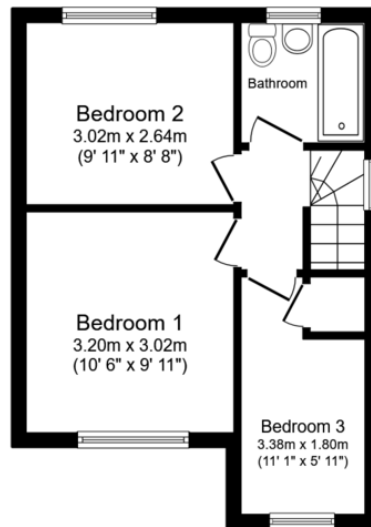
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



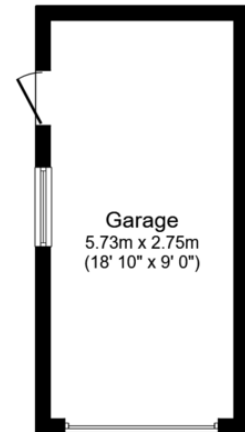




**Ground Floor**  
Floor area 31.3 sq.m. (337 sq.ft.)



**First Floor**  
Floor area 31.3 sq.m. (337 sq.ft.)



**Garage**  
Floor area 15.4 sq.m. (165 sq.ft.)

**TOTAL: 78.0 sq.m. (840 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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