

4 Bed House located in

Guide price £700,000











## TOTAL FLOOR AREA: 1238 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility to laken for any error, prospective purchaser. The services, systems and applicances shown have been tested and no quarantee as to their operability or efficiency can be given.

And or with Memory 6/20/25

				Current	Potentia
Very energy efficient - Ic	wer runni	ng costs			
(92 plus) A					
(81-91) B					85
(69-80)	2			69	
(55-68)	D				
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not energy efficient - hig	ther runni	ng costs			

## **DIRECTIONS**

Knaphil village offers a thriving selection of shops, pubs, restaurants, and a Post Office, creating a lively community atmosphere. For larger shopping needs, a Sainsbury's superstore is conveniently nearby. Commuters will appreciate Brookwood station's direct services to London Waterloo, Woking, and Guildford. Nature lovers can enjoy the scenic Brookwood Country Park, perfect for dog walks and family strolls.

## CONTACT

Nicholson House Thames Street Weybridge KT13 8JG

E: jamie@fairoaksgroup.co.uk T: 07969 282 159

