



KNAPHILL

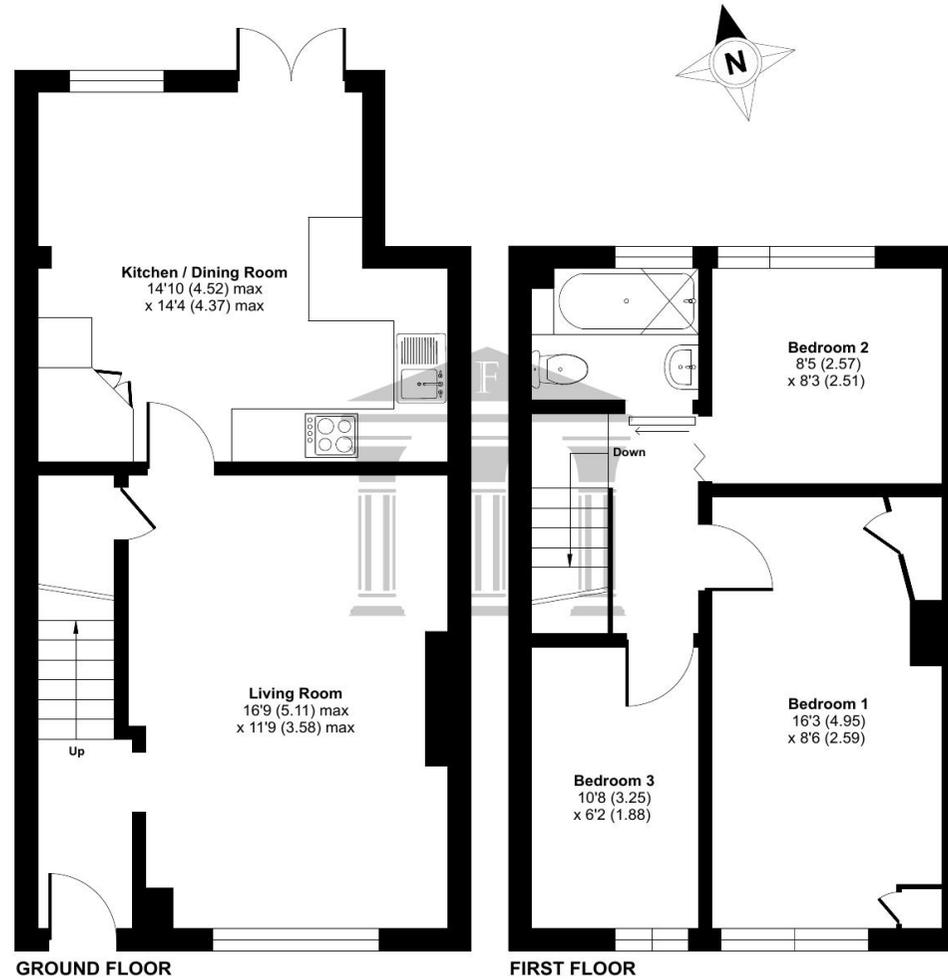
£400,000

Nestled in the heart of Knaphill Village, this charming extended terraced home enjoys a prime position overlooking a tranquil green. With local amenities just a stone's throw away.

Highclere Gardens, Knaphill, Woking, GU21

Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Foundations Independent Estate Agents. REF: 1180902

Highclere Gardens, Knaphill, Woking, Surrey, GU21

- **Extended Terraced Residence**
- **Three Bedrooms**
- **Open Plan Kitchen/Dining Room**
- **Spacious Reception Room**
- **Walking Distance Of Local Village Amenities**
- **Good Size Rear Garden**
- **Views Overlooking A Green**

Nestled in the heart of Knaphill Village, this charming extended terraced home enjoys a prime position overlooking a tranquil green. With local amenities just a stone's throw away, convenience meets comfort in this well-appointed property.

The accommodation is thoughtfully designed, featuring a fabulous open-plan kitchen/dining room that serves as the heart of the home, perfect for family gatherings and entertaining. The spacious reception room offers a welcoming space to relax and unwind, while three bedrooms provide ample living space for a growing family. A family bathroom completes the interior.

This delightful home benefits from modern double-glazed windows and efficient gas central heating, ensuring year-round comfort. The rear garden is a generous size, offering a peaceful retreat for outdoor activities and gardening enthusiasts. Additionally, the rear of the property presents the potential to create off-street parking, enhancing its appeal. Whether you are a first-time buyer, a family, or looking to downsize, this property represents a wonderful opportunity to enjoy village life in a superb location.

Knaphill Village serves as a beloved hub for the local community, offering an array of shops catering to everyday needs. Within the village confines, two quaint supermarkets stand alongside a charming bakery, inviting coffee shops, and convenient hairdressers. Leisure pursuits thrive within the village, notably at Waters Park, where sprawling greenery hosts football pitches and a playground for children. Should one seek broader shopping options, the nearby Sainsbury's superstore awaits, while the vibrant amenities of Woking town centre beckon a mere 3 miles away. Commuters benefit from the proximity of Brookwood main line station, a mere 0.7 miles from the village centre, facilitating swift journeys to London Waterloo in approximately 30 minutes. With the M3/M25 motorway network just 5 miles distant, connectivity from this location is unparalleled, promising seamless access to wider destinations.

Council Tax Band C - EPC Rating C - 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.



