



KNAPHILL

£430,000

Nestled in a sought-after cul-de-sac in the heart of Knaphill Village, this charming two-bedroom detached home offers an exceptional opportunity to enjoy a convenient and well-connected lifestyle.

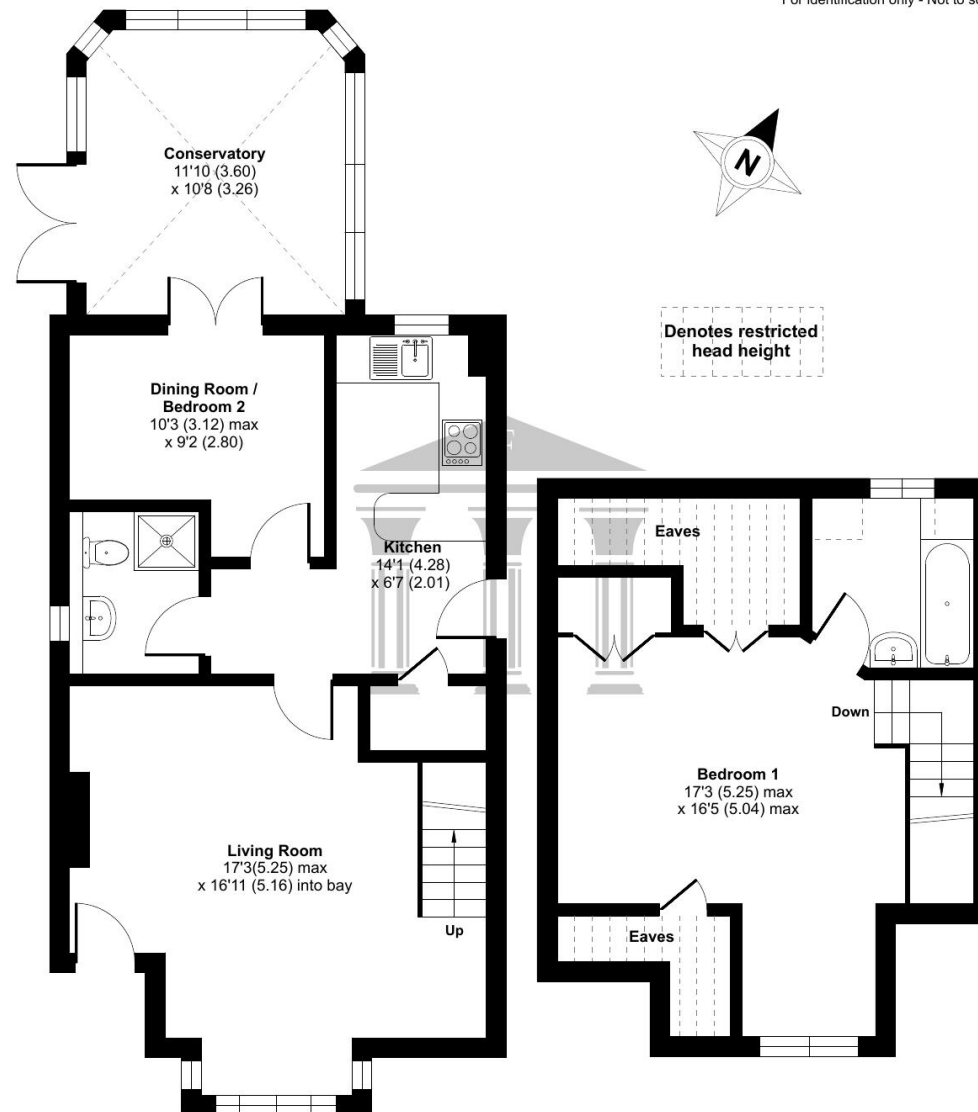
Kings Gate, Englefield Road, Knaphill, Woking, GU21

Approximate Area = 900 sq ft / 83.6 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Total = 983 sq ft / 91.3 sq m

For identification only - Not to scale



Kings Gate, Englefield Road, Knaphill, Woking, Surrey, GU21

- **Two Bedroom Detached House**
- **Two Bathrooms**
- **Spacious Reception Room**
- **Dining Room/Ground Floor Bedroom**
- **Double Glazed Conservatory**
- **Off Street Parking**
- **NO ONWARD CHAIN**

Nestled in a sought-after cul-de-sac in the heart of Knaphill Village, this charming two-bedroom detached home offers an exceptional opportunity to enjoy a convenient and well-connected lifestyle. Ideally positioned just moments from a variety of local amenities, the property boasts a thoughtfully designed layout that combines comfort and versatility.

The accommodation includes a kitchen, a spacious reception room, and a double-glazed conservatory that fills the home with natural light. The ground floor also features a flexible bedroom that could alternatively serve as a dining room. Upstairs, the impressive principal bedroom benefits from an en-suite bathroom, while a well-proportioned main bathroom completes the interior.

Externally, the property enjoys a low-maintenance garden. A private driveway provides ample off-street parking for multiple vehicles. Offered to the market with NO ONWARD CHAIN, this home presents an excellent opportunity for buyers seeking a seamless and stress-free move.

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 Waterers 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 D

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.



