



Broadway, Knaphill, GU21 2DT
£395,000 Freehold

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**** No Chain **** A chance to acquire this character cottage home moments from Knaphill village amenities. The existing layout provides typical cottage accommodation arranged across two floors with the potential to modernise plus extend subject to usual consents. The ground floor comprises two principal reception rooms, the main bathroom and a kitchen with side access door out to the rear garden. The first floor comprises three bedrooms, two good size doubles and a single.

Outside the property benefits from a gated driveway and shielded from the road by a garden wall. The rear garden is mainly laid to lawn with a patio area and enclosed and secluded by mature shrubs and extends to approx. 150ft in length.

Situated within easy reach of the village amenities which has several good primary schools as well as Winston Churchill secondary school. There is a Sainsburys superstore a range of local shops for day-to-day needs, cafes, pubs and restaurants, post office plus excellent public transport links into Woking town centre. Which has been the subject of massive improvement and is just a short drive away and now has something of a bustling and cosmopolitan feel to it with a wide and eclectic array of bars, restaurants and shops. In the Peacocks centre you will also find the New Victoria theatre and the multi-screen cinema along with further shopping opportunities. Commuter road links are provided via the M3, A3, Brookwood station, Woking mainline station approx. 4miles away with frequent, direct trains to London Waterloo in 30 minutes approx.

Council tax band D



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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