



Knaphill

£699,950 Freehold

A superb four bedroom detached family home offering excellent internal living space. This family home is presented to the market in good decorative order and situated within a highly regarded cul de sac location within walking distance to all Knaphill village amenities as well as Brookwood station. Arranged over 2 floors the ground floor boasts a spacious kitchen with integrated appliances and a space for a breakfast table, there is a separate dining room with sliding patio doors opening to the rear garden. The main reception room is front aspect with a bay window and feature fire surround. All four bedrooms occupy the first floor, three double bedrooms and an excellent single room, the master bedroom benefits from an en-suite bathroom. Completing the first floor is the family bathroom, which comprises of a modern white three-piece suite. This property benefits from a downstairs cloakroom and utility area.

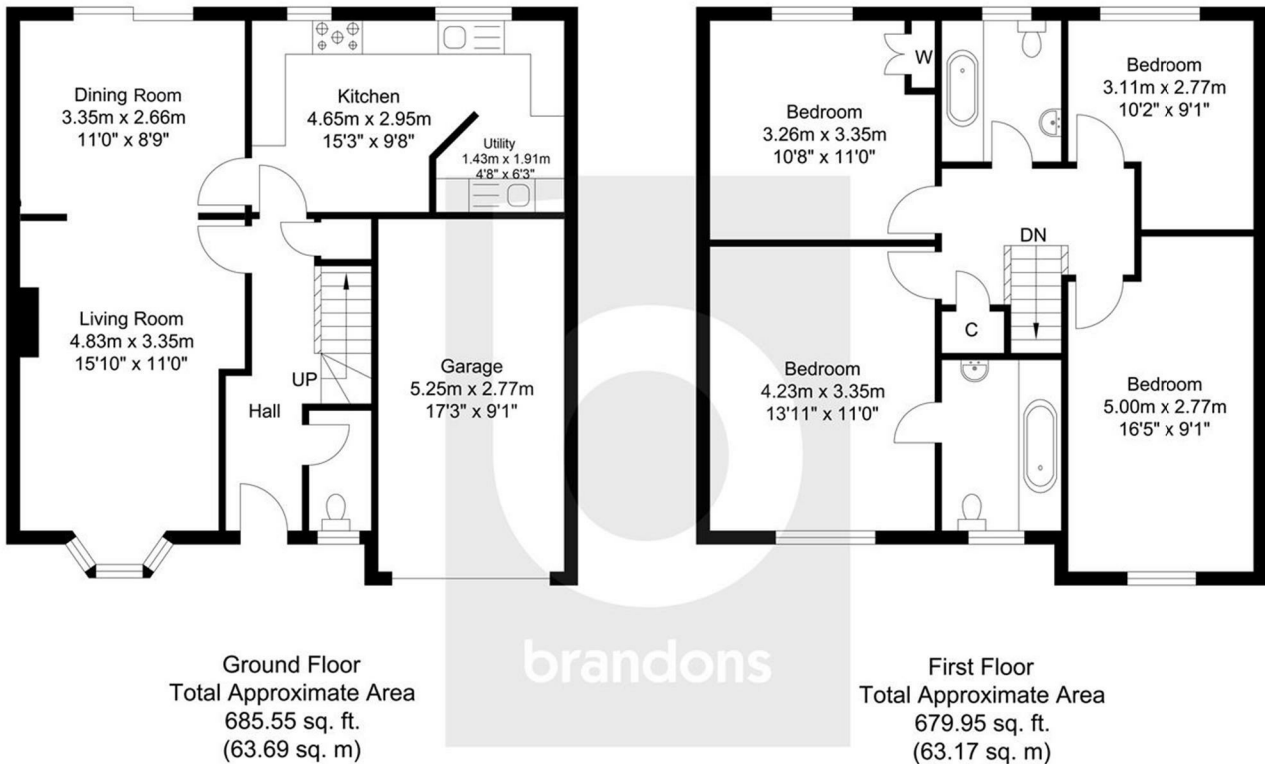
Outside there's an enclosed garden with patio area and side access gate. To the front paved driveway parking leading to the garage.



Situated in a peaceful cul-de-sac within easy reach of Knaphill 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 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. 4 miles away with frequent, direct trains to London Waterloo in 30 minutes approx.

Council tax band F

Percheron Drive, Knaphill, Woking, GU21 2QY



Ground Floor
Total Approximate Area
685.55 sq. ft.
(63.69 sq. m)

First Floor
Total Approximate Area
679.95 sq. ft.
(63.17 sq. m)

Total Approximate Area
1365.51 sq. ft.
(126.86 sq. m)

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	65	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		83
	75	
England & Wales	EU Directive 2002/91/EC	

