



Hazelwood Road, Knaphill, Woking, GU21 2HA
£415,000 Freehold Freehold

brandons

brandons

**** NO ONWARD CHAIN**** This spacious extended mid-terrace home is located in a popular residential road a short walk from Knaphill village and within catchment for numerous schools.

The property has the benefit of a loft room which the current owners are using as a fourth bedroom. The accommodation includes three bedrooms, two of which are spacious doubles. One of the double bedrooms currently has a purpose built shower cubicle and all three bedrooms share the use of the family bathroom fitted with white sanitary ware comprising; a wash hand basin, w/c and bath.

Downstairs there is a spacious front aspect lounge, while to the rear of the property is a kitchen/dining room leading to the conservatory overlooking the garden. Outside there is a well-maintained garden with a patio area providing space to relax. To the front of the property is a well-maintained garden enclosed by a low brick wall. The garage is within a near-by block.

Knaphill village has a vibrant range of shops, pubs, restaurants and a Post Office. For more comprehensive shopping Sainsburys superstore is approximately quarter of a mile away. For commuting, nearby Brookwood station provides a regular service direct to Waterloo. Woking and Guildford. For those who enjoy the outdoors there is Stafford Lake which is ideal for dog walking and nearby Brookwood Country Park ideal for a family stroll on a Sunday.

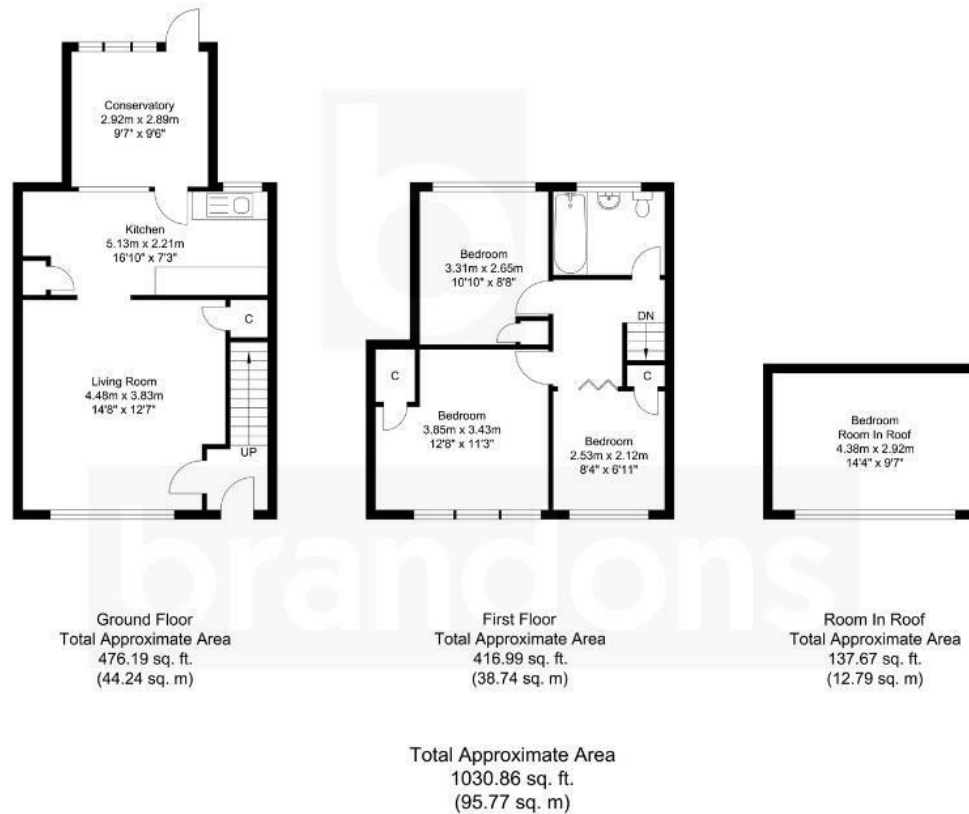
Council Tax Band C



brandons



brandons



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(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			84
(81-91) B			
(69-80) C		74	
(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

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.



www.brandonsmove.co.uk



these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.