



Percheron Drive, Knaphill, Woking, GU21 2QZ  
Offers In Excess Of £390,000 Freehold

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An attractive two double bedroom terraced home positioned in a highly sought after cul de sac on the Brookwood Manor Development just a short walk from Brookwood Mainline Station that offers easy access to Waterloo. Well-presented throughout, the front aspect lounge has a good amount of natural light and leads through to the kitchen/breakfast room located to the rear of the property that has been fitted with a range of base and eye level units which provide ample storage. A conservatory with a hard roof provides further living space and is currently utilised as a home office looking out to a pleasant rear garden that comes with a patio seating area, fully enclosed by panel fencing and rear access gate. Upstairs are two generous size double bedrooms and a neat family bathroom fitted with a three-piece suite. Two allocated parking spaces are a further benefit. Viewings are recommended. Knaphill village has a range of shops, pubs and restaurants, including a Post Office. For more comprehensive shopping, Sainsburys superstore is also close by. For commuting, Brookwood station provides a regular service direct to London Waterloo, Woking and Guildford. For those who enjoy the outdoors, there is Brookwood Country Park close by, ideal for dog walking or a family stroll.

Council Tax band -D  
N.B Annual charges apply £112.00

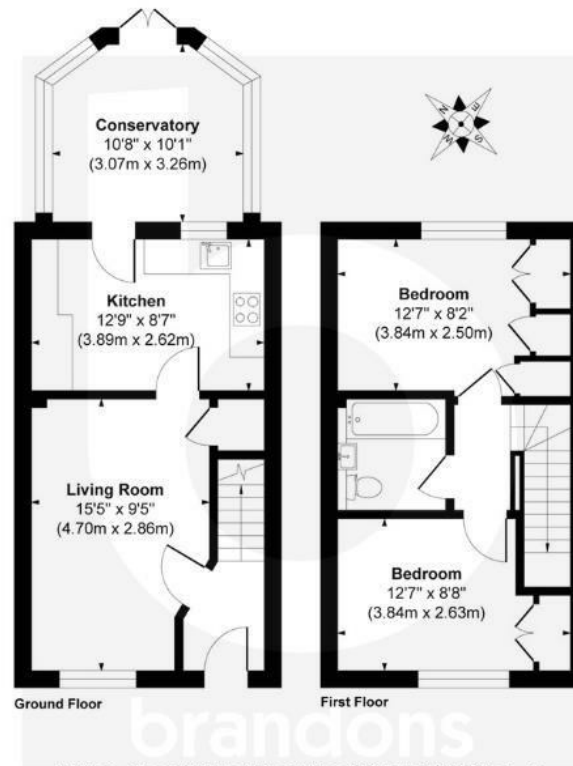




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Approx. Gross Internal Floor Area 760 sq. ft / 70.70 sq. m  
Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](mailto: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.