



Robin Hood Road, Knaphill, Woking, GU21 2NA
£720,000 Freehold

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**** No Chain **** A five-bedroom house with private enclosed gardens and annexe potential with a double garage which has an inspection pit for a car enthusiast. The property is thoughtfully laid out to include 2,400 sq.ft. of accommodation set over two floors and boasts a full width balcony, a three-room garden studio, plus driveway parking for multiply cars. It has been designed by the owners to create a perfect space for each member of the household to thrive. With character features including inglenook fireplace, exposed beams, brick and stonework and a garden room opening onto the sun terrace all creating a warm and inviting atmosphere throughout. The ground floor has three reception rooms, plus a kitchen/breakfast room, a downstairs washroom, and a cloakroom. There is also internal access into the garage, and a good size lobby. The kitchen/breakfast room has a comprehensive range of base and wall units with inbuilt appliances and access through to a covered boot room and garden.

On the first floor there are five double bedrooms, a huge family bathroom including a separate shower cubicle. And a second shower room which along with two of double bedrooms currently offers annexe facilities. The bedrooms include in-built storage and wardrobe space and the principal bedroom benefits from sliding doors out onto the balcony.

There are two large garden areas; with views from the terrace, one has a raised brick border planted with shrubs and seasonal bulbs plus a store and is mainly laid to lawn with the second having established shrubs and pond with a feature surround and steps leading to the secluded garden studio.

If you are looking for a large home, then this property presents an opportunity for someone requiring the versatility of the space.

Knaphill has a range of shops, pubs and a Post Office. For more comprehensive shopping Sainsburys superstore and Waitrose. For commuting, Woking and Brookwood station, road links are provided Via the M3, A3, M25.

C/Tax Band F



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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			
England & Wales		64	76
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			
England & Wales		68	76
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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