



Alexandra Gardens, Knaphill, Woking, GU21 2DW  
£615,000 Freehold

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A superb four-bedroom detached family home offering sumptuous internal living space. This wonderful family home is presented for sale in excellent decorative order. Arranged over two floors and provides driveway parking for two cars and a garage. This spacious light and airy property has a well-appointed kitchen fitted with a range of neutral base and eye level units, integrated appliances plus space for more. The main reception room with front aspect lounge benefits from a feature fireplace and archway that leads through to a dining room. The conservatory offers additional living space and enjoys views over the garden. Completing the ground floor is a downstairs cloakroom. Upstairs are all four well-proportioned bedrooms, the master benefiting from the use of built-in wardrobes and a recently updated ensuite shower room. The remaining bedrooms share the use of a neat family bathroom fitted with a three-piece suite comprising a wash hand basin, w.c and bath with a wall mounted shower.

Outside, the garden has landscaped borders, is well maintained with a pond creating a focal point. To the front of the property is a driveway providing parking for two vehicles leading to a garage.

Situated in a popular cul-de-sac within easy reach of Knaphill village centre, primary schools as well as Winston Churchill secondary school. There's a Sainsbury's superstore a range of local shops for day-to-day needs, cafes, pubs and restaurants plus excellent public transport links into Woking town centre. Commuter road links are provided via the M3, A3, and both Brookwood and Woking stations offer regular service to Waterloo in 30mins.

Council Tax Band - F  
Annual charges apply approx. £264.00





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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		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			72
(81-91) B			
(69-80) C			
(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.