



Ayrshire Crescent, Knaphill, Woking, GU21 2FQ
£640,000 Freehold

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**** No onward chain **** We are delighted to present to the market for sale this beautifully presented four-bedroom family home. Located in an enviable position within a gated style environment and built for modern flexible living providing space for a growing family with the accommodation designed over three floors. This particular property is semi-detached, has a good size plot with driveway parking, an attached garage and views of Brookwood Country Park.

The ground floor accommodation comprising of a spacious front aspect lounge while to the rear of the property is a stunning open plan kitchen/dining room. The stylish kitchen has been fitted with a comprehensive range of base and eye level units that are complimented by granite worktops. A benefit is a downstairs cloakroom. Occupying the top level is the principal bedroom that enjoys the use of built in wardrobes and en-suite shower. While the remaining bedrooms are located on the first floor and these share the use of a modern family bathroom fitted with a three piece suite comprising a wash hand basin with vanity unit, w.c and bath.

Outside there is a low maintenance rear garden, mainly laid to lawn with a patio area. A garage is a further benefit and is accessible from the garden. To the front of property is a driveway providing off street parking for multiple cars and is one of the largest on the development.

Brookwood Farm is moments from Knaphill village centre which has a vibrant range of shops, pubs, restaurants and a Post Office. For more comprehensive shopping Sainsbury's superstore is within a quarter of a mile. 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 Brookwood Country Park perfect for a stroll on a Sunday. Primary and Secondary schools are highly regarded and excellent pre-school and nursery schools are close-by.
Council Tax Band -E



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-plus) A	87	95	(92-plus) A	95	95
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	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.