



Gloucester Close, Knaphill, Woking, GU21 2FN
£500,000 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 that boasts three allocated parking spaces. On the ground floor there is a front aspect kitchen fitted with a stylish range of base and eye level high gloss units with integrated double oven a gas hob and further integrated appliances. A rear aspect living/dining room with a useful storage cupboard and doors out to the garden. Plus, a downstairs cloakroom. This spacious terraced home that lies within walking distance of Brookwood Mainline Station offers accommodation that's arranged over three floors. The master bedroom with built- in wardrobe space and en- suite shower occupies the top level while the remaining three bedrooms are on the first floor along with a modern family bathroom.

Brookwood Farm is moments from Knaphill village centre which has a

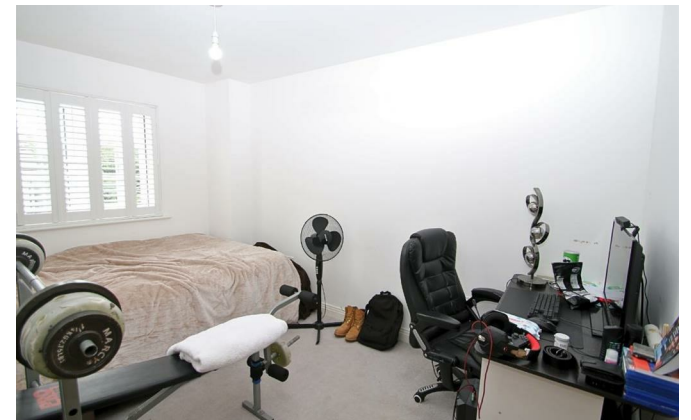


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vibrant range of shops, pubs, restaurants and a Post Office. For more comprehensive shopping Sainsbury's superstore is within a quarter of a mile. Brookwood station provides a regular service direct to Waterloo, Woking and Guildford. For those who 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

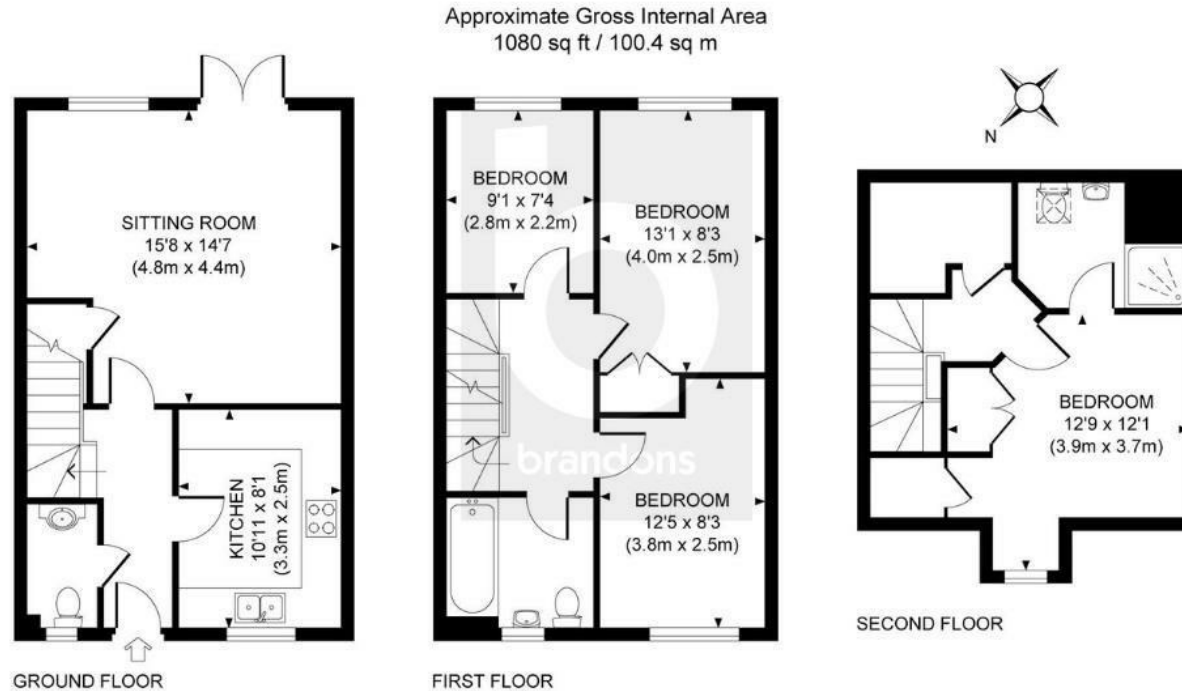
Annual charges £379.00



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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		88	97
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		97	97
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.