



Highclere Gardens, Knaphill, Woking, GU21 2LP
£399,950 Freehold

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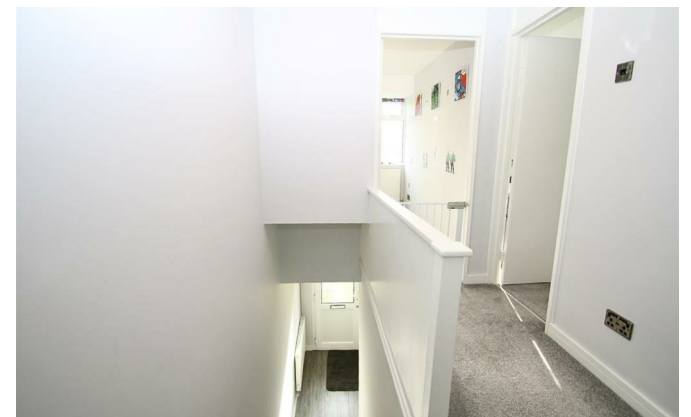
****Chain Free**** Moments from Knaphill village and impeccably refurbished this bright and airy three-bedroom terrace home blends a sympathetic design scheme with contemporary finishing touches. The recent additions of a stylish modern kitchen with space for appliances and integrated oven and hob, sleek counter-tops and brick tiles, this kitchen is designed to offer every convenience. There's a good size living room with plenty of natural light from a large window. Access out into the rear garden, which is enclosed by panel fencing, benefits from a patio area and is mainly laid to lawn. Upstairs are three traditional bedrooms two doubles and a good size single plus the family bathroom with a newly added three-piece white bathroom suite with shower and a vanity unit. Having all been rewired and re-plumbed this is a first-class example of a family home ready for modern family living.

Knaphill has many good schools to choose from, a number of convenience shops on the high street and several supermarkets. There are good road and bus links to Guildford and Woking whilst the M3 motorway is less than a 10 minute drive. The nearest Mainline stations are Woking or Brookwood, each providing a direct link to London Waterloo (26 or 35 minutes approximately).

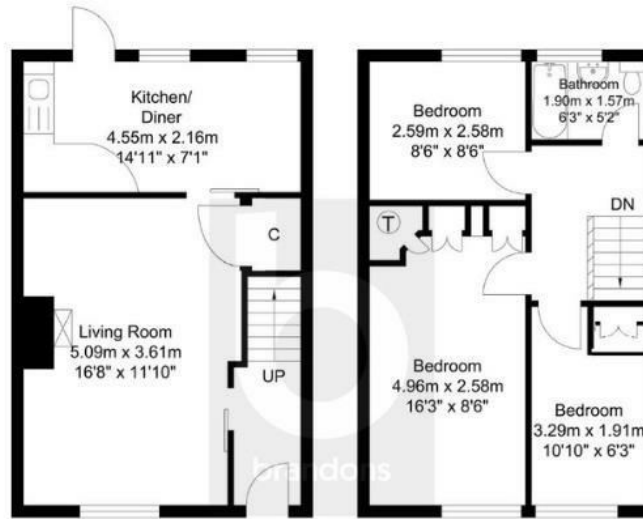
Council Tax band - C



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Ground Floor
Total Approximate Area
363.17 sq. ft.
(33.74 sq. m)

First Floor
Total Approximate Area
363.17 sq. ft.
(33.74 sq. m)

Total Approximate Area
726.34 sq. ft.
(67.48 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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