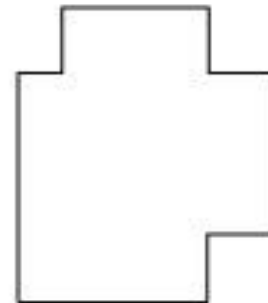
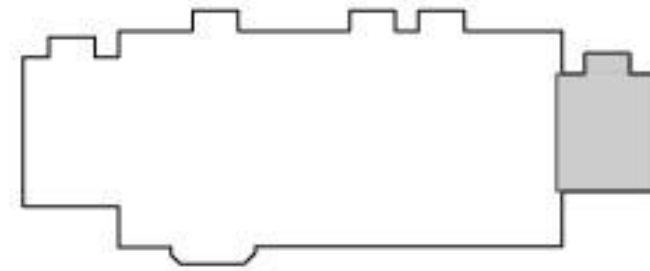




## **BROOKWOOD**

**£295,000**

**This exceptional ground floor executive maisonette offers an outstanding opportunity to enjoy contemporary living in a well-connected village setting.  
NO ONWARD CHAIN.**



GROUND FLOOR



## Apartment 02

Interior Dimensions

Kitchen / Living Room =	5.95m x 3.08m	19'6" x 10'1"
Bedroom 1 =	3.75m x 3.01m	12'4" x 9'11"

Approximate G.I.A.

43.9 sq m / 472 sq ft

Floorplans not to scale. All measurements are approximate and should not be relied upon

## Connaught Road, Brookwood, Woking, Surrey, GU24

- **Executive ground floor maisonette**
- **Opposite Brookwood Station with direct trains to Waterloo**
- **Stylish open-plan kitchen/living space**
- **Spacious double bedroom with contemporary en-suite bathroom**
- **Private garden and allocated parking space**
- **NO ONWARD CHAIN**

This exceptional ground floor executive maisonette, which benefits from its own private front door offers an outstanding opportunity to enjoy contemporary living in a well-connected village setting. Positioned directly opposite Brookwood Station, the property is perfectly suited to professionals seeking an effortless commute, with regular direct services to London Waterloo in as little as 34 minutes.

Combining convenience with modern design, the maisonette enjoys easy access to a wide range of local amenities while benefiting from the charm and community feel of the surrounding area. Thoughtfully designed with both style and practicality in mind, the accommodation centres around a bright and spacious open-plan kitchen and living area, creating an ideal space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, while high-quality finishes throughout enhance the apartment's modern appeal. The generous bedroom is complemented by a beautifully appointed en-suite bathroom, providing a comfortable and luxurious retreat. A particular feature of this home is the private garden, offering valuable outdoor space rarely found with apartments. Additional benefits include allocated parking and a secure cycle store. Combining high specification interiors, private outdoor space and exceptional transport links, this superb maisonette presents an ideal first-time purchase, investment opportunity or pied-à-terre within easy reach of Central London.

Situated in the heart of Brookwood village, this highly convenient location is just a stone's throw from Brookwood mainline station, offering a direct and regular service to London. The village also benefits from regular bus services to Guildford, Woking and Frimley, while excellent road connections via the nearby M3 and M25 (approximately 5 miles away) further enhance accessibility. Brookwood lies on the western edge of Woking Borough, with a small portion extending into Guildford Borough, and enjoys a pleasant village setting with easy access to surrounding towns and countryside. Everyday amenities are well catered for, with Knaphill offering local shops and services, and the larger centres of Woking (3.5 miles) and Guildford (7 miles) providing extensive shopping, leisure and entertainment facilities, including theatres, bars and restaurants. The area is also well regarded for its outdoor appeal, with the scenic Basingstoke Canal offering miles of tree-lined towpaths ideal for walking, jogging and dog walking, as well as historic locks adding character to the surroundings. Families are well served by a local primary school, with secondary education available nearby at Winston Churchill School in St John's, while popular local dining includes The Nags Head in Knaphill and The White Hart in Pirbright Village.

Council Tax Band B - EPC Rating B - Tenure: Leasehold  
Service Charge – TBC - Ground Rent - TBC



