



Highclere Gardens, Knaphill, Woking, GU21 2LP  
£385,000 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).

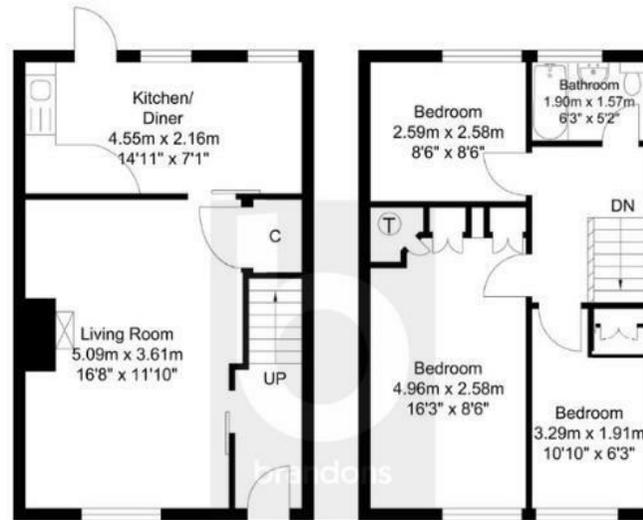
Council Tax band - C



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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)

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

