



KNAPHILL

£385,000

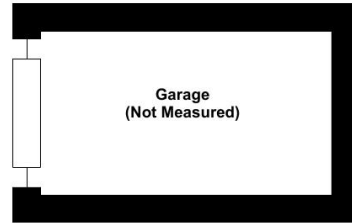
This well-presented end-of-terrace home enjoys a desirable position overlooking a pleasant green, offering a sense of openness and a peaceful outlook.



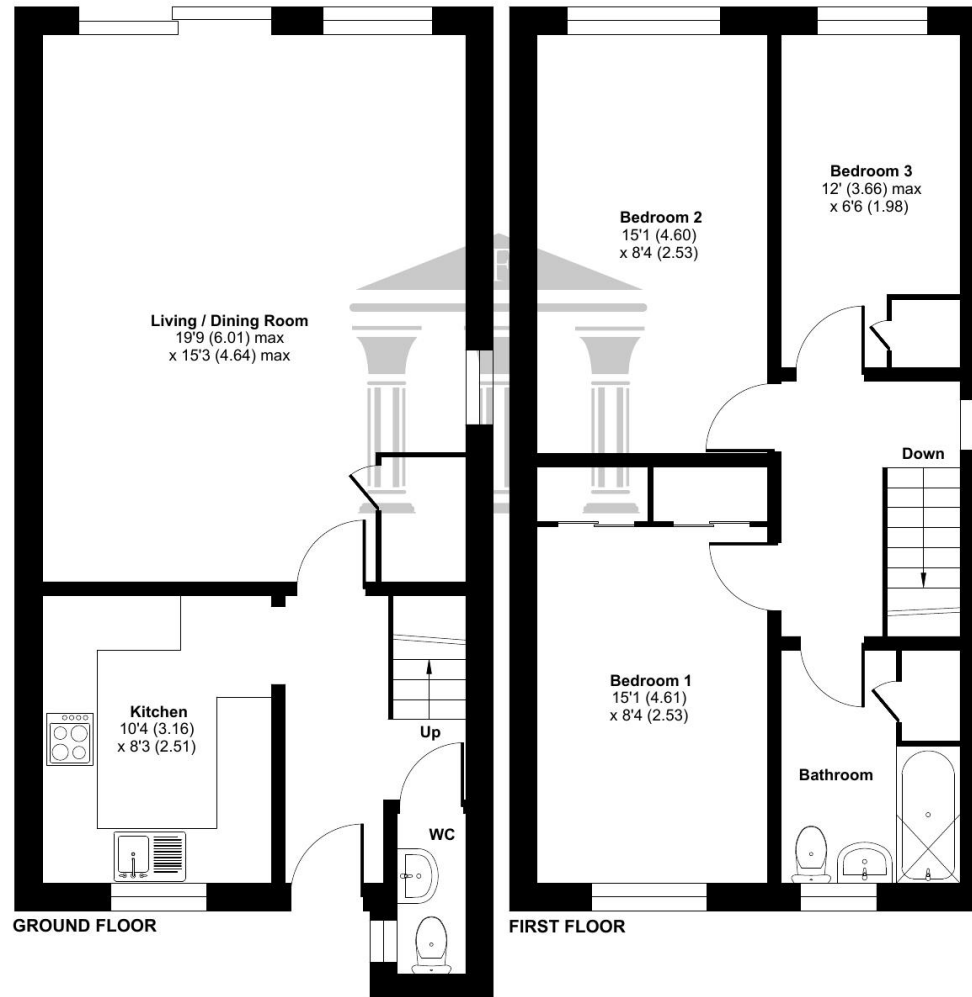
Greenacre, Knaphill, Woking, GU21

Approximate Area = 939 sq ft / 87.2 sq m (excludes garage)

For identification only - Not to scale



GARAGE



Greenacre, Knaphill, Woking, Surrey, GU21

- **End of terrace home overlooking a pleasant green**
- **Three bedrooms**
- **Spacious reception room**
- **Downstairs cloakroom**
- **Secluded rear garden**
- **Garage located in a nearby block**

This well-presented end-of-terrace home enjoys a desirable position overlooking a pleasant green, offering a sense of openness and a peaceful outlook. Ideally suited to families and first-time buyers alike, the property provides well-balanced accommodation with a practical layout and a welcoming feel throughout.

The ground floor features a spacious reception room, ideal for both relaxing and entertaining, along with a convenient downstairs cloakroom. The property benefits from gas central heating, ensuring comfort and efficiency year-round. Thoughtfully arranged living space enhances everyday practicality while maintaining a light and airy atmosphere. Upstairs offers three bedrooms, providing flexibility for family living, guest accommodation or a home office.

Externally, the home boasts a secluded rear garden, perfect for outdoor dining and relaxation, while a garage located in a nearby block provides valuable additional storage and parking convenience.

Knaphill village serves as a beloved hub for the local community, offering an array of shops catering to everyday needs. Within the village confines, two quaint supermarkets stand alongside a charming bakery, inviting coffee shops, and convenient hairdressers, providing a vibrant and welcoming atmosphere. Leisure pursuits thrive within the village, notably at Waterers Park, where sprawling greenery hosts football pitches and a playground for children. For broader shopping options, the nearby Sainsbury's superstore awaits, while the vibrant amenities of Woking town centre beckon just 3 miles away. Commuters benefit from the proximity of Brookwood main line station, a mere 0.7 miles from the village centre, facilitating swift journeys to London Waterloo in approximately 30 minutes. With the M3/M25 motorway network just 5 miles distant, connectivity from this location is unparalleled, promising seamless access to wider destinations.

Council Tax Band D - EPC Rating D - Tenure: Freehold

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



