



Coresbrook Way, Knaphill, Woking, GU24 2TP  
£685,000 Freehold

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Positioned in a desirable setting this generous four bedroom detached executive style property provides excellent accommodation over two floors. The ground floor comprises of a welcoming entrance hall, sitting room, dining room leading through to a conservatory. Completing the ground floor is the benefit of a downstairs w.c. Occupying the rear aspect is the kitchen, fitted with a range of base and eye level Shaker style units that are perfectly complimented by worktops. To the first floor are four well-proportioned bedrooms, three spacious doubles with built-in wardrobe space, the master with the added benefit of en-suite shower room while the remaining bedrooms share the use of a neat family bathroom. The loft area is mainly floored with boarding. Outside, there is a good degree of privacy to the garden which features a large patio area ideal for entertaining and alfresco dining. A benefit for this modern property is the large block paved driveway to the front, parking



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for two cars plus integral garage.

Situated within a peaceful residential road a few minutes walk from a Sainsburys superstore and close to Knaphill village with a range of local shops for day-to-day needs, cafes, pubs and restaurants. For those who enjoy the outdoors there is Brookwood Country Park, Sheets Heath and Basingstoke Canal close by, which is ideal for dog walking, popular for runners, cyclists and exercise or a family stroll. There's excellent public transport links into Woking town centre, which has been the subject of massive improvement in recent years. In the town centre you will find the New Victoria theatre and a multi-screen cinema along with further shopping opportunities.

Easy commuter road links are provided via the M3, A3, Brookwood station a 12 minute walk approx 1.2 miles, Woking mainline station being approx 4 miles away with frequent, direct trains to London Waterloo in 30 minutes approx.

Council Tax band F.

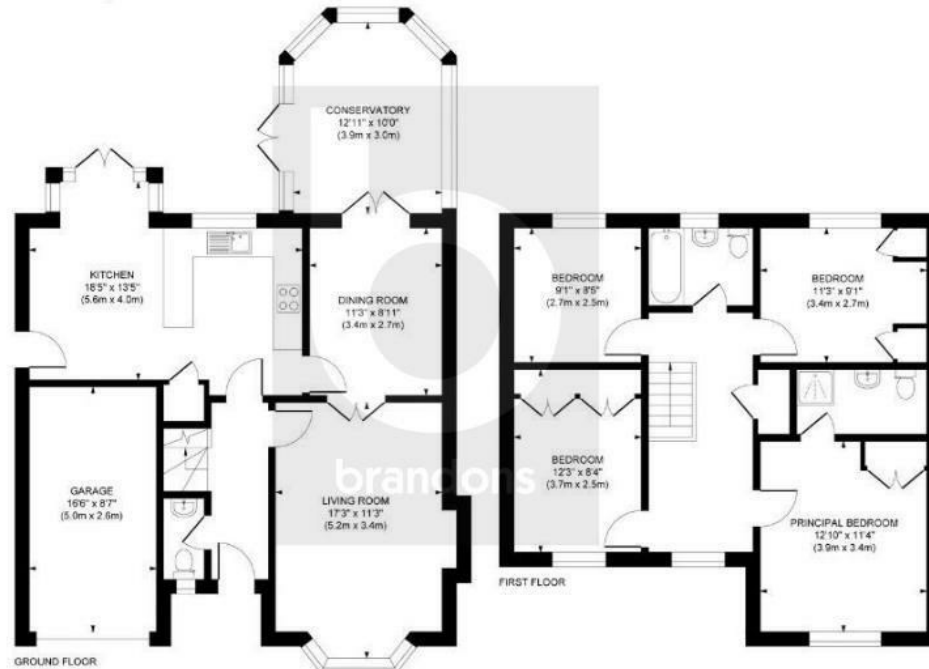


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Approximate Gross Internal Area  
1565 sq. ft / 145.41 sq. m



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	
	73 78
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	74 78
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

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