



Queens Road, Knaphill, Woking, Surrey, GU21 2DX  
Guide Price £550,000 Freehold

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This beautiful period detached house just moments from Knaphill village offers a perfect blend of charm and convenience. This three bed home is on a large plot providing good living space throughout including a lounge thro dining room, a separate family room, and a conservatory with a garden view and access. There is gas central heating with radiators throughout, and the double glazed windows were replaced by Anglia Windows in 2021.

The land is divided into two areas, an attractive low maintenance fully fenced south facing garden which leads to a larger area (approx. 125ft x 40ft.) This plot is also accessed from the car port and could provide an opportunity for a number of different uses including the potential for development subject to consent. It could also provide alternative parking at the rear.

The fully fitted kitchen provides



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ample storage and work counter space with a separate utility room and WC. On the first floor are three good size bedrooms, a family bathroom and separate shower room.

A rarely available home that benefits from driveway parking, and no onward chain.

Knaphill has a range of shops, pubs and a Post Office. For more comprehensive shopping Sainsburys superstore and Waitrose are close by. For commuting, Woking and Brookwood station have direct services to Waterloo, road links are provided Via the M3, A3, M25.

Council Tax band D - Woking



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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                                                     |  |                         | 84        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| 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)

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.