



Brushfield Way, Knaphill, Woking, GU21 2TQ
£560,000 Freehold

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An attractive semi-detached house occupying a corner location in this highly sought after spot within the village. The home consists of an entrance hall which provides access to a downstairs cloakroom with w.c and wash hand basin; a spacious front aspect living room leading through to the dining area with doors out onto the rear garden patio. The kitchen has been upgraded and extended and refitted with a stylish range of high gloss base and eye level units, built in appliances and a breakfast bar. The property is over two floors and all bedrooms are on the first floor. Upstairs, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobe space while the master has an en suite shower room. The family bathroom has been fitted with white sanitary ware that includes a wash hand basin with vanity unit, w.c and bath with wall mounted shower.

Outside to the front is driveway parking leading to the garage. The garden is enclosed by panel fencing and features a good size patio perfect for the summer bbq.

Knaphill has many good schools to choose from, a number of convenience shops on the high street and several supermarkets plus this property is situated on the Brookwood Manor close to the Sainsbury's superstore and The Vine.

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) For those who enjoy the outdoors there is Brookwood Country Park close by which is ideal for dog walking or a family stroll. Council Tax band E.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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

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