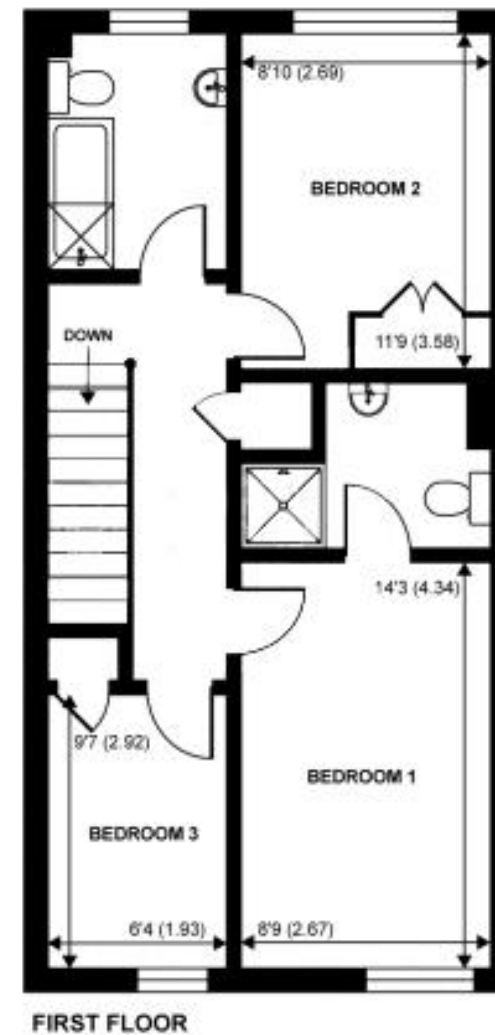
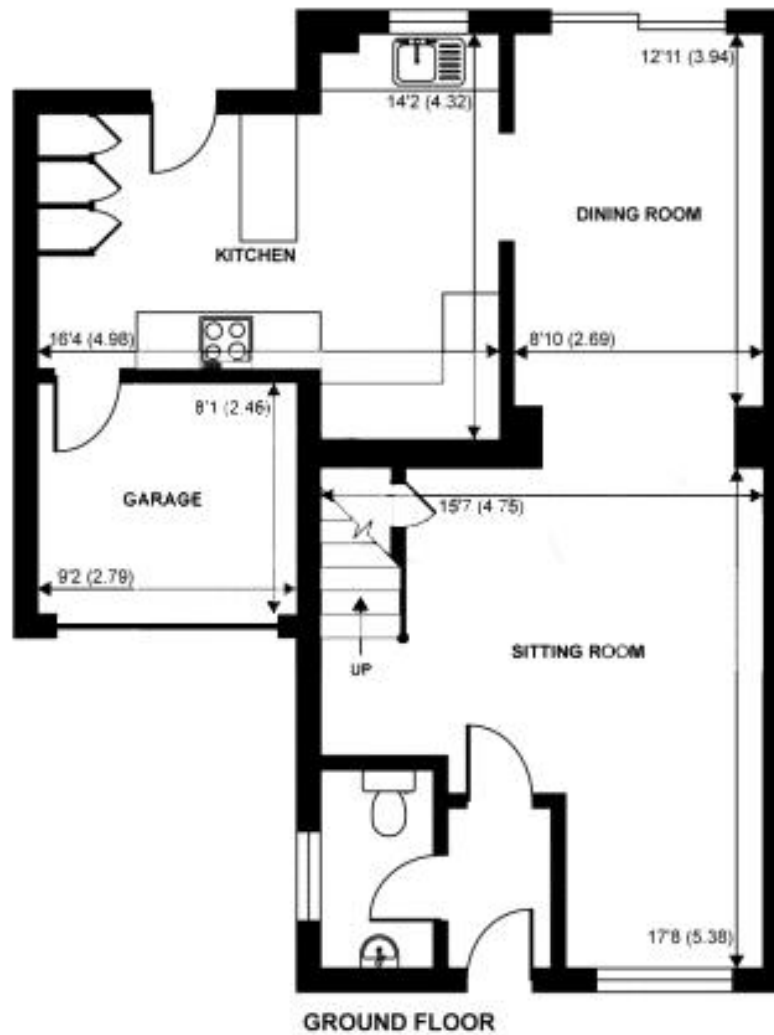




KNAPHILL

Offers in Excess of £550,000

Tucked away in a peaceful no-through road, this beautifully presented three-bedroom semi-detached home enjoys a desirable corner position within easy reach of Knaphill Village.



Approximate Area = 1210 sq ft / 112.4 sq m

For identification only - Not to scale

Brushfield Way, Knaphill, Woking, Surrey, GU21

- **Three-bedroom semi-detached family home**
- **Spacious open-plan living and dining accommodation**
- **Extended kitchen/breakfast room with built-in appliances**
- **Principal bedroom with en-suite shower room**
- **Generous corner-plot garden and off-street parking**
- **Peaceful no-through road position**

Tucked away in a peaceful no-through road, this beautifully presented three-bedroom semi-detached home enjoys a desirable corner position within easy reach of Knaphill Village. Offering a wonderful balance of space, comfort and convenience, it is perfectly suited to family life, with everyday amenities and well-regarded schools all close at hand.

The welcoming entrance hall leads to a convenient cloakroom and a generously proportioned reception room, thoughtfully arranged to provide distinct areas for relaxing and dining. Sliding doors draw in natural light and open directly onto the garden, creating an effortless connection with the outdoors and an inviting setting for entertaining during the warmer months. The extended kitchen/breakfast room offers plentiful storage, extensive work surfaces and built-in appliances, together with a recently installed sink and access to a useful storeroom.

Upstairs, the principal bedroom provides a comfortable retreat with recently fitted carpeting and a private en-suite shower room. Two further bedrooms, both benefiting from built-in wardrobes, offer excellent flexibility for children, guests or home working. A stylish family bathroom fitted with a contemporary white suite completes the first-floor accommodation, while a recently installed A-rated gas boiler further enhances the home's appeal.

The generous corner garden provides plenty of space for family life, combining a lawn with a patio that is ideal for outdoor dining and summer gatherings. Gated side access leads to the front, where a private driveway provides off-street parking, alongside access to the remaining garage storage. Waters Park, with its open green spaces, children's play area and recreational facilities, is within easy reach, while Brookwood station offers regular services to London Waterloo in approximately 30 minutes. Nearby Woking and convenient access to the M3 and M25 make this an excellent base for commuters and families alike.

Council Tax Band E - EPC Rating C - 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.



