



Victoria Road, Knahill, Woking, GU21 2AA
£575,000 Freehold Freehold

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A three / four-bedroom house with private enclosed gardens and annexe, offered for sale in excellent condition having been well maintained by the current owners. The property is thoughtfully laid out for flexible living, set over two floors and boasts driveway parking for multiply cars. It has been designed by the owners to create a perfect space for each member of the household to thrive. A lovely annexe is accessible via the main house or its own private entrance and boasts ground floor living which includes a lounge and kitchen and an upstairs bedroom with an en-suite shower room.

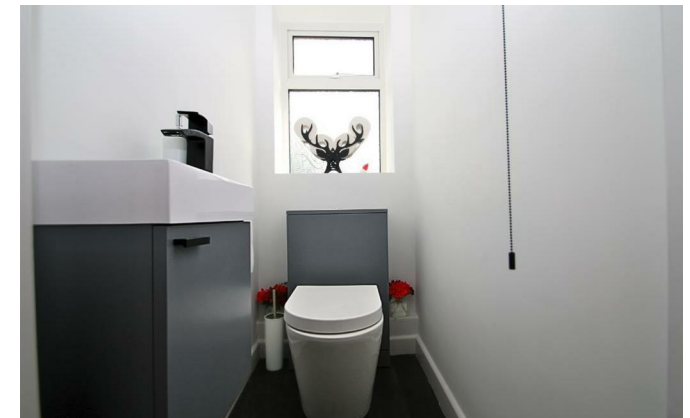
The main house has two reception rooms including a duel aspect lounge with feature fireplace and surround, plus a kitchen/breakfast room, a utility, and cloakroom plus internal access into the annexe. The kitchen/breakfast room has a comprehensive range of base and wall units with inbuilt appliances and has access to the garden. On the first floor there are three well-proportioned bedrooms, a modern family bathroom fitted with white sanitary ware that includes a wash hand basin with vanity unit providing useful storage space, and panel enclosed bath with a wall mounted shower. There's a separate w.c.

There are two garden areas that are mainly laid to lawn with a decking area providing space to sit or entertain. The clever design enables to gardens to be completely separated if required, so the main house and annexe have their own private outside space.

If you are looking for a large home, then this property presents an opportunity for someone requiring the versatility of the space.

Situated within walking distance of Knaphill village which has a range of shops, pubs and a Post Office. For more comprehensive shopping Sainsburys superstore and Waitrose. For commuting, Woking and Brookwood station, road links are provided Via the M3, A3, M25.

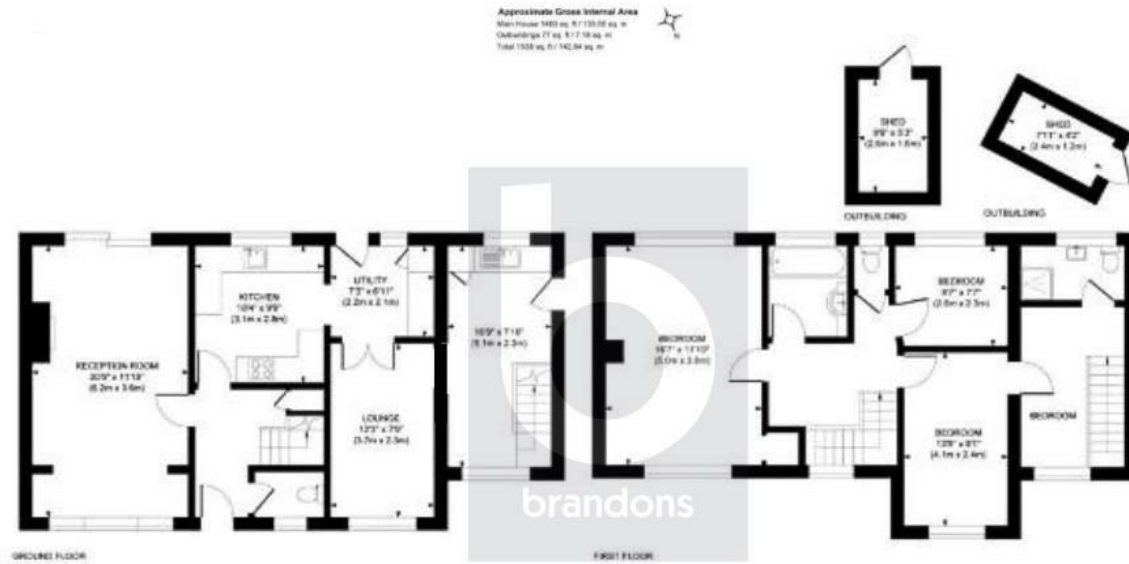
Council Tax Band E



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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 76 |
| (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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | 76 |
| (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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