



Highclere Road, Knaphill, Woking, GU21 2PN  
£575,000 Freehold

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A 1930's well-proportioned three bedroom family home, with direct access to Knaphill High Street, has over 1100 sq ft of living space and provides excellent family oriented accommodation. Refurbished and extended to a good standard, the property has some contemporary aspects, whilst still retaining some charming period features. Ideally located in the heart of the village, the property is set over two floors and has a spacious feel and plenty of natural light. It also has the benefit of three reception rooms, to the front of the property is the main living room with a bay window, a dining room plus a study. To the rear of the house is a bright full width extension which provides an open plan modern kitchen with breakfast area - ideal for entertaining. This opens to the secluded rear garden. There is also a guest cloakroom.

On the first floor there are three bedrooms and a family bathroom, with the main bedroom and the second featuring a fireplace.

The rear garden extends to a generous size and enjoys a south-easterly aspect with extensive mature screening to all sides. There are two sun terraces one to the end of the garden and a larger patio adjoining the rear of the house which provides plenty of space for entertaining and BBQ's. The front provides parking for several cars with a garage to the side.

Knaphill village also offers a Sainsburys superstore and a range of local shops for day to day needs, cafes, pubs and restaurants plus excellent public transport links into Woking town centre. Which has been the subject of massive improvement in recent years, is just a short drive away and now has something of a bustling and cosmopolitan feel to it with a wide and eclectic array of bars, cafes, restaurants and shops. In the Peacocks centre you will also find the New Victoria theatre and the multi screen cinema along with further shopping opportunities.

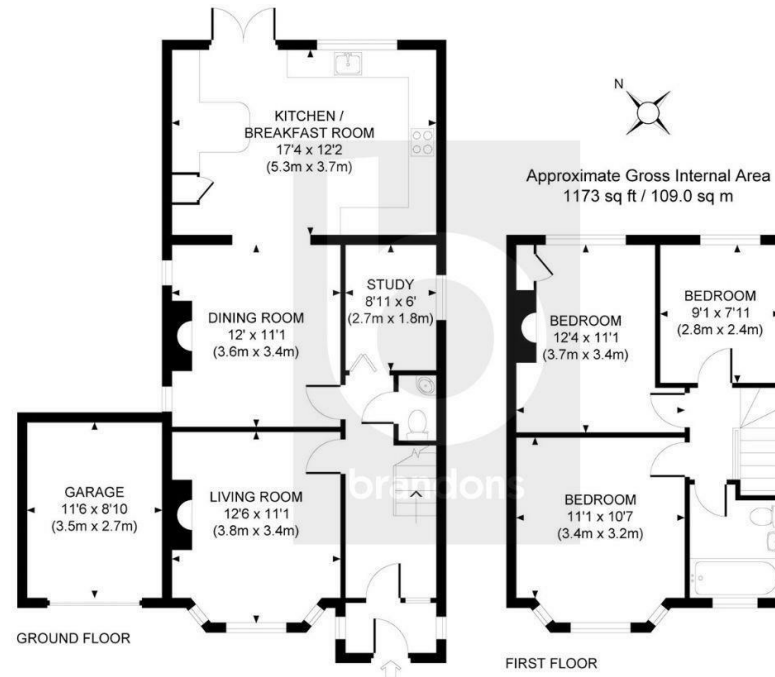
Council Tax Band E



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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			
(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	

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