



Knaphill

£399,950 Freehold

A well presented three bedroom end of terrace house that benefits from a downstairs cloakroom, conservatory and a modern refitted kitchen, a master bedroom with en-suite and good size lounge/dining room plus a secluded rear garden. To the first floor are three good size bedrooms and the bathroom and to the front is driveway parking for two cars.

Situated in an extremely popular location within walking distance of all village amenities including public transport connections to Woking town centre and highly regarded schools.

Knaphill village has a range of shops, pubs, restaurants and a Post Office. For more comprehensive shopping Sainsburys superstore is approximately quarter of a mile away. For commuting, nearby Brookwood station, direct to Waterloo in 30 minutes. For those who enjoy the outdoors there is Stafford lake which is ideal for dog walking as well as Brookwood Country Park.

A viewing is recommended.

Powderham Court, Knaphill, Woking, GU21 2HD



Ground Floor
 Total Approximate Area
 680.06 sq. ft.
 (63.18 sq. m)

First Floor
 Total Approximate Area
 492.77 sq. ft.
 (45.78 sq. m)

Total Approximate Area
 1172.83 sq. ft.
 (108.96 sq. m)

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.

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	56	
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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	69	
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