



Silistria Close, Knaphill, Woking, Surrey, GU21 2TL

£575,000

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Prime location, versatile living: situated in a desirable area, this beautifully presented executive town house offers over 1600 square feet of adaptable living space.

Ground Floor: the ground floor provides flexibility with a versatile room that can be used as a fourth bedroom or home office, alongside a bathroom and a utility room, catering to practical needs.

Living and entertaining: on the first floor, the spacious L-shaped lounge centres around a stunning feature fireplace. Towards the rear, the dining room connects to a modern kitchen, fitted with a range of base and eye-level units, integrated appliances, and ample space for family dining.

Top Floor: the top floor hosts three double-sized bedrooms. The master suite boasts built-in wardrobes and an en-suite shower room. The remaining bedrooms share a stylish family bathroom, well-appointed with a modern three-piece suite.

Outdoors: the South-facing rear garden has been thoughtfully landscaped, offering a perfect space to relax or entertain, while the front features a driveway with off-street parking and a garage for added convenience.

Convenience and practicality: this thoughtfully designed home is ideal for modern family living with spacious rooms, a flexible layout, and well-maintained throughout.

Council Tax Band F - £3,585.15pa

- Three-storey townhouse
- Four bedrooms
- Master bedroom with en-suite shower room
- Three piece family bathroom
- Downstairs shower room
- Landscaped rear garden
- Easy reach of Knaphill village
- Driveway providing off-street parking
- Viewings highly recommended

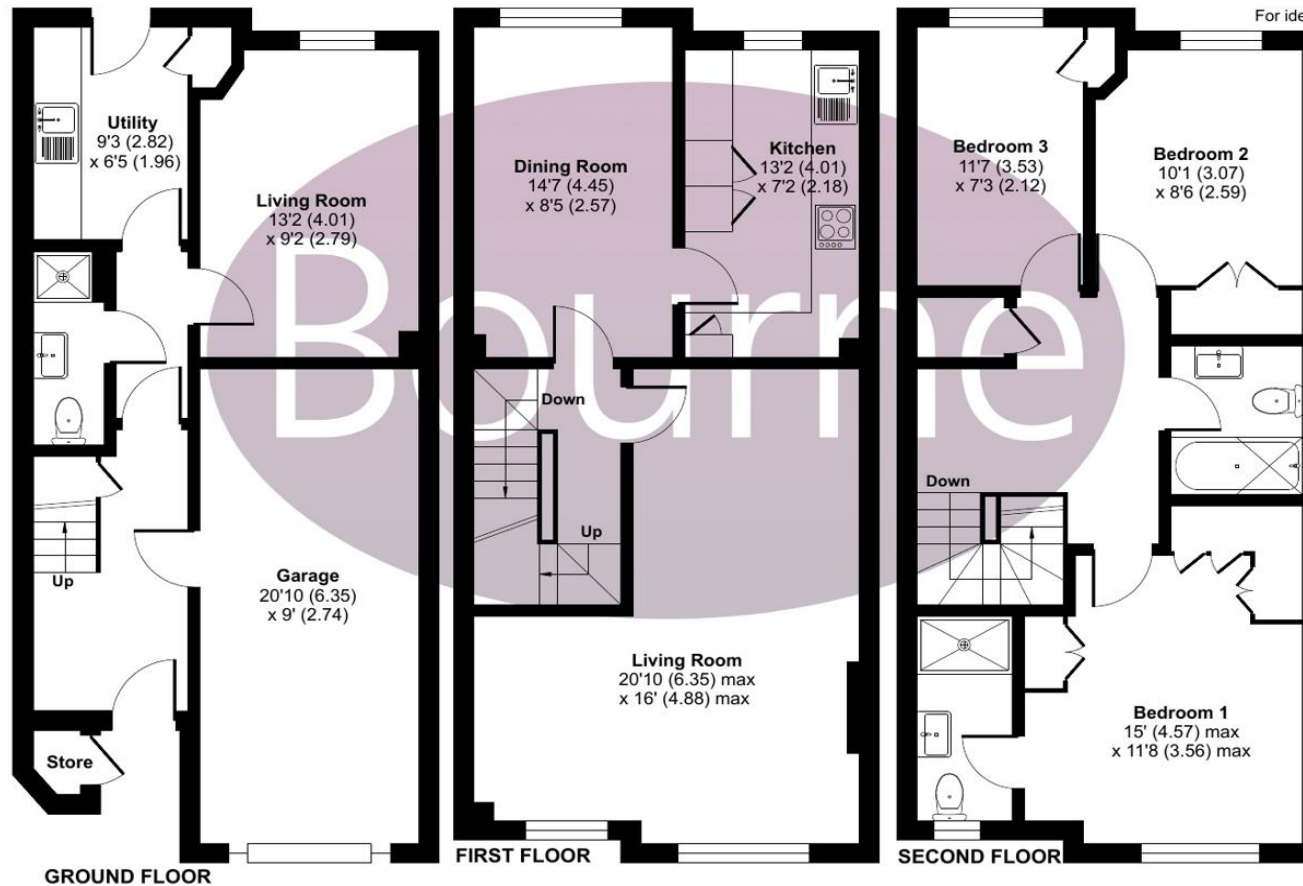


Floorplan

Silistria Close, Knaphill, Woking, GU21

Approximate Area = 1453 sq ft / 134.9 sq m
Garage = 191 sq ft / 17.7 sq m
Outbuilding = 5 sq ft / 0.4 sq m
Total = 1649 sq ft / 153 sq m

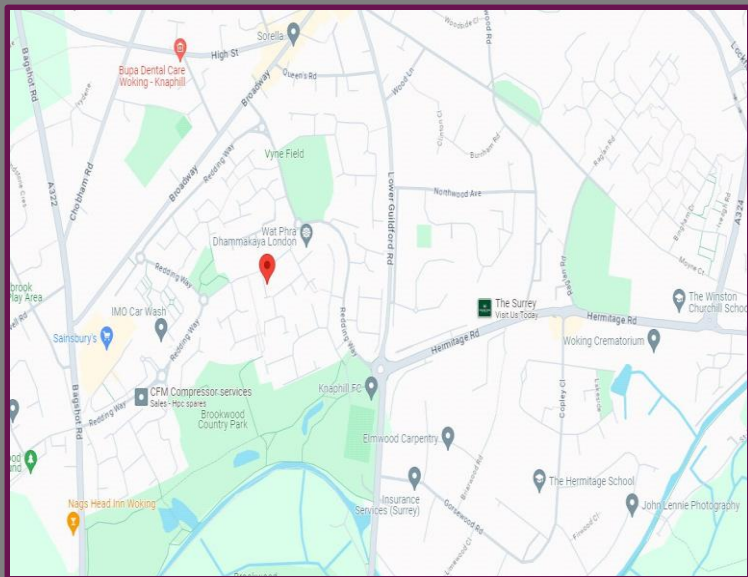
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bourne Estate Agents. REF: 1191786

Location

Knaphill has many good schools to choose from, a number of convenience shops on the high street and several supermarkets. 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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
If you require clarification of any points then please contact us especially if you are travelling some distance to view.
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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