

Highclere Road, Knaphill, Woking, Surrey, GU21 2PJ

£435,000

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An immaculately presented 2-bedroom character property boasting Two generous double bedrooms, two reception rooms, an extended modern kitchen, downstairs WC, enclosed rear garden and driveway parking.

Entering the property, the hallway has stairs leading to first floor landing, storage cupboard and door opening to the living room as well as opening to the dining room.

The front aspect living room is immaculately presented with feature fireplace and cafe style shutters. The dining room is a fantastic sociable space with an open plan layout leading to the kitchen. This family-oriented space currently accommodates a large sofa, dining table and has door leading to a conservatory area. The kitchen offers a range of modern high gloss units with integrated oven and hob as well as space for further appliances. Completing the ground floor is a modern downstairs WC for added day to day practicality.

The first floor comprises two double bedrooms each boasting stylish decor and enjoying use of a refitted four-piece bathroom, comprising corner shower cubicle, panel enclosed bath, low level WC and pedestal hand basin.

Externally, the rear garden is enclosed with fencing and has patio adjoining the house for entertaining with the remainder laid to lawn, a timber storage shed and side access. To the front of the property, there is driveway parking for two cars.

Located, just a short stroll from Knaphill high street, the property benefits from excellent shopping convenience whilst being close to local schools and within walking distance of Brookwood mainline station.

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- Character semi-detached house
- Two double bedrooms
- Bright front aspect living room
- Open plan dining and kitchen
- Conservatory to rear
- Downstairs WC
- Stylish 4-piece bathroom
- Enclosed rear garden
- Driveway parking
- Close to local shops, schools and Brookwood mainline station







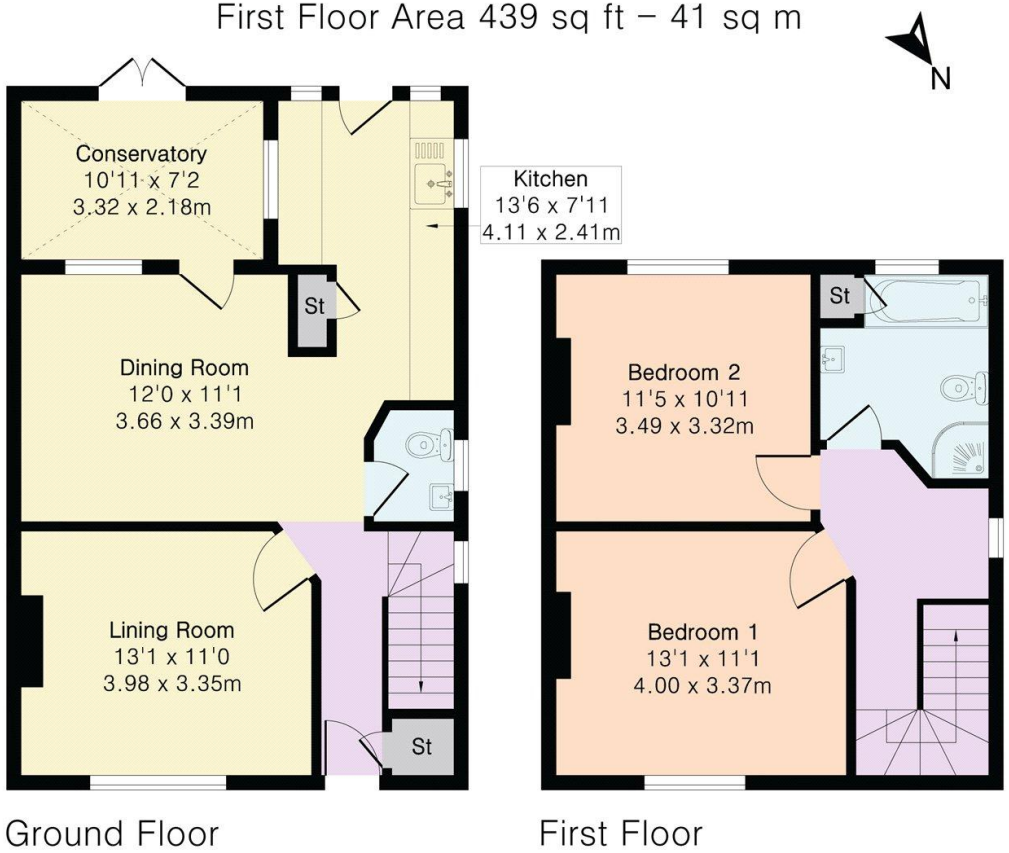


Floorplan

Approximate Gross Internal Area 1029 sq ft - 96 sq m

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 439 sq ft – 41 sq m



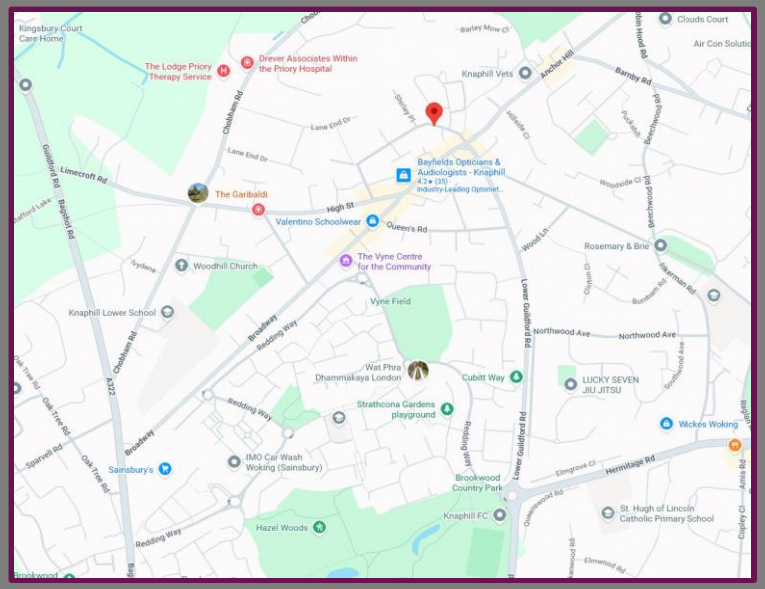
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Bourne

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).















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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.

Bourne ESTATE AGENTS

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