



ESTATE AGENTS



Hereford Close, Knaphill, Woking, Surrey, GU21 2FL

£900,000

# Hereford Close, Knaphill, Woking, Surrey, GU21 2FL

A substantial five double bedroom detached family home situated in a gated cul-de-sac on the newly built Brookwood farm development.

## Living accommodation:

Upon entering, the front door opens into a spacious entrance hallway with doors leading to all rooms. The kitchen/dining room which is an impressive 35ft in depth is undoubtedly the hub of the house providing a stylish range of white gloss units with built in appliances and breakfast bar. A utility room is accessed from here and double doors open out onto the garden.

The sitting room is also an impressive 18ft in depth providing the perfect space to sit and relax whilst a front aspect playroom/office enjoys views outward over the woodland. A downstairs WC completes the ground floor.

## Bedrooms and bathrooms:

Upstairs there are five bedrooms accessed from an impressive landing, four offering built in wardrobe space, the master and second bedroom enjoying the use of en suite bathrooms.

## Gardens and exterior:

Externally there is an enclosed rear garden, mainly laid to lawn with a patio seating area and access to the detached garage. A driveway provides off street parking to the front. Viewings are recommended.

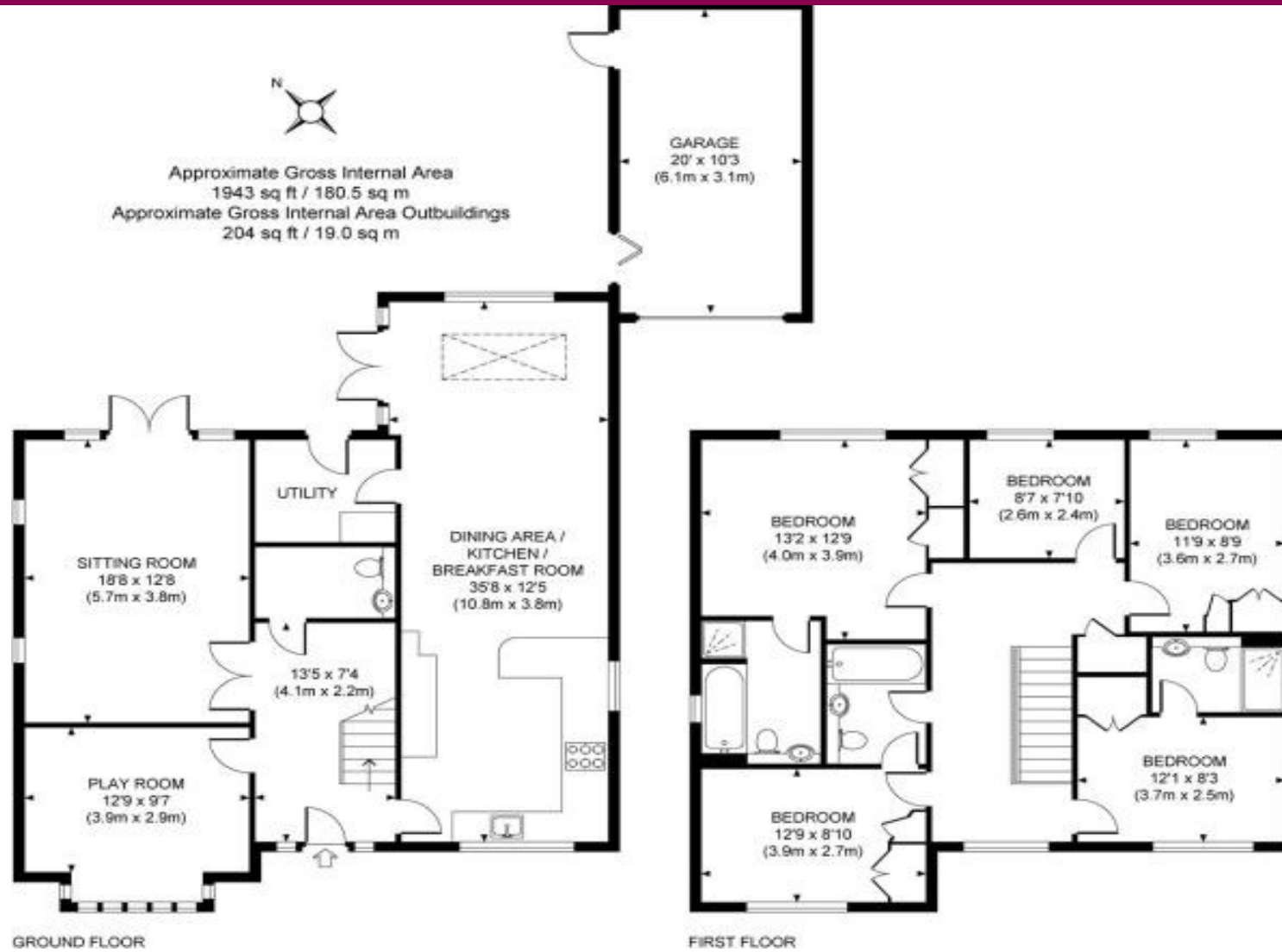
Energy Efficiency Rating: B

Council Tax Band G - £3,747.95pa

- Executive detached family
- Five double bedrooms
- Large kitchen/dining room
- Study/playroom
- Two en-suite bathroom
- Fronting woodland
- Garage and driveway
- Enclosed garden
- Viewing advised

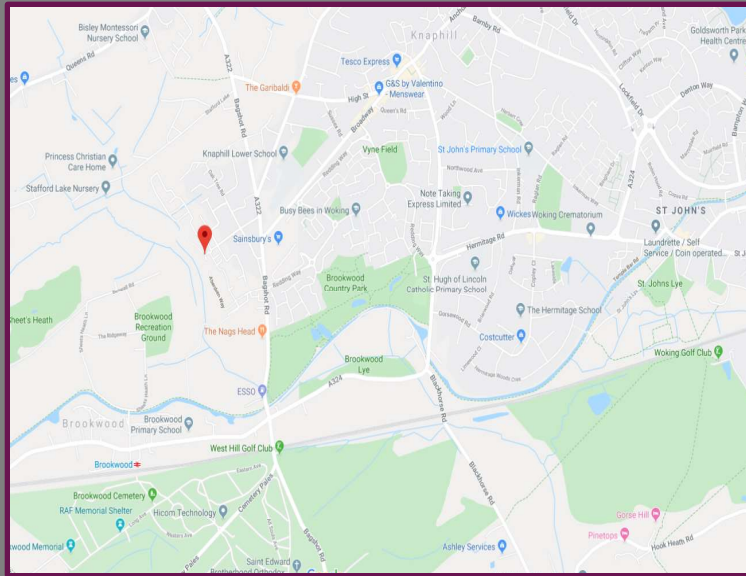


# Floorplan



# 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+) <b>A</b>		94
(81-91) <b>B</b>	88	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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