



Coresbrook Way, Knaphill, Woking, Surrey, GU21 2TR

£935,000

Coresbrook Way, Knaphill, Woking, Surrey, GU21 2TR

Located down a driveway serving just two properties this spacious detached family home is presented in immaculate order throughout offering five bedrooms, four reception rooms, a kitchen/breakfast room, two bathrooms, a downstairs WC, integral garage, driveway and front and rear gardens.

This house sits in what is arguably the most attractive position within the development at the end of a residential cul-de-sac of similar properties, whilst being located within walking distance of Brookwood mainline station.

Entering into the property, a large welcoming hallway has doors leading to all rooms, stairs to first floor landing and downstairs cloakroom. The principal reception room is over 23ft with front aspect bay window and feature fireplace is bright and spacious with glazed double doors leading from the hallway and a further set of double doors leading to a rear reception/formal dining room with French doors overlooking and leading to the garden. Double doors from the hall lead to a garden room with glazed bay window, again with French doors and rear aspect views across the garden space. A superb open plan kitchen/breakfast room sits at the back of the house with French doors opening to the patio and decking area. The kitchen is beautifully finished with an exceptional range of in-frame shaker style units and integrated appliances with work surfaces over. Access from the kitchen leads to the garage with further countertop space, a sink and space for further appliances. Another door from the kitchen opens into an excellent front aspect reception room, formerly a garage and currently used as a family room/office.

Upstairs five bedrooms are on offer, four of which are double and the fifth as a study. The master bedroom suite is extremely spacious with dressing room with fitted wardrobes and a modern en-suite bathroom comprising bath, pedestal hand basin, low level WC and separate shower cubicle. Two of the remaining three double bedrooms also have wardrobes. The fifth bedroom is currently laid out as an office with fitted desk furniture.

At the front of the house there is a large sweeping driveway leading to the house and integral garage which can easily accommodate multiple vehicles. To the rear of the house there is an impressive garden which can be accessed from each of the rear rooms and has a patio across the back of the house. The remainder of the garden is mainly laid to lawn with raised decking area for entertaining and side gate for access. The garden is enclosed by 6ft fencing and range of mature trees and shrubs.

- Detached family home
- Five bedrooms
- Four reception rooms
- Two bathrooms
- Kitchen breakfast room
- Driveway and garage
- Downstairs WC
- Enclosed rear garden
- Walking distance to Brookwood mainline station
- Situated at the end of a quiet cul-de-sac

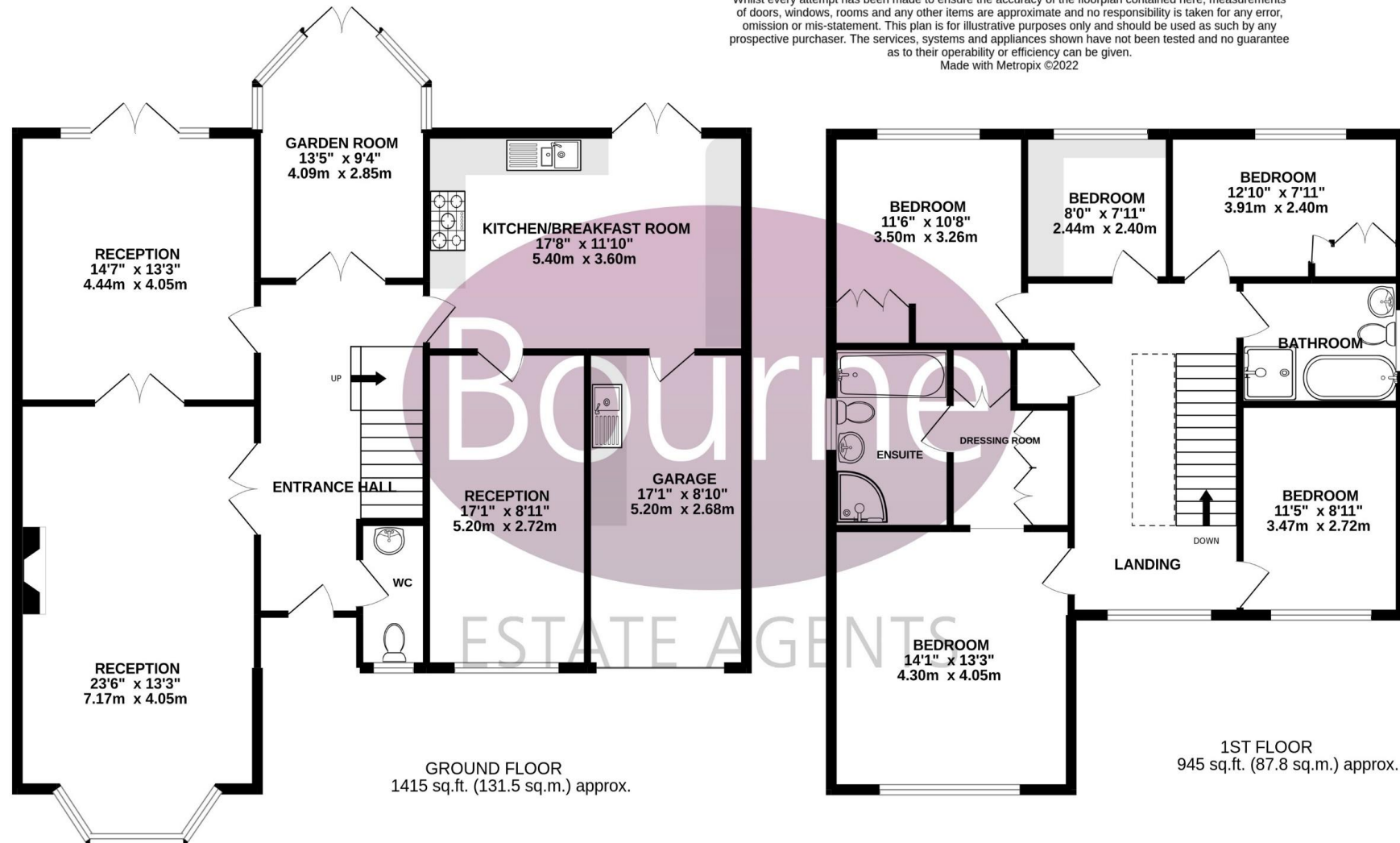


Floorplan

TOTAL FLOOR AREA : 2360sq.ft. (219.3 sq.m.) approx.

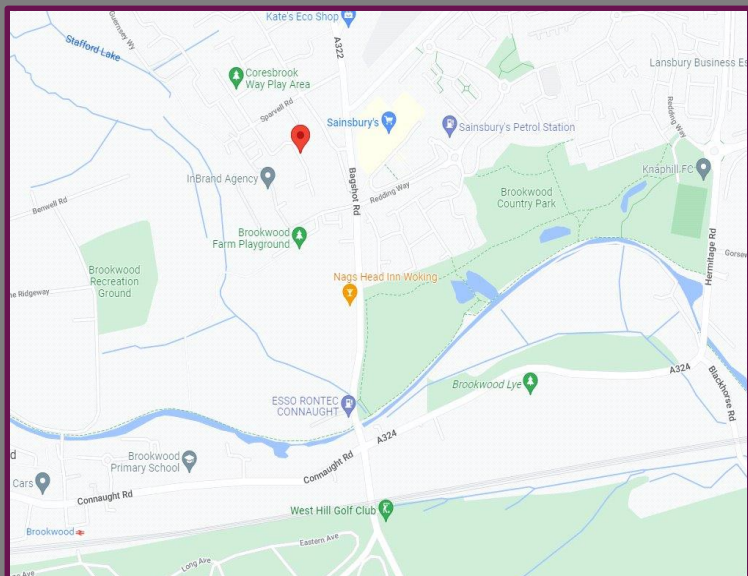
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
(69-80) C	75	82
(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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