



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

£575,000

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As you approach the property, you are greeted by a delightful porch, which leads you into a welcoming hallway. The hallway features a convenient downstairs WC, providing practicality for both residents and guests.

Stepping through the hallway, you are immediately drawn to the bay fronted living room, adorned with a beautiful fireplace that serves as the centerpiece of the room. The large windows allow natural light to flood in, creating a warm and inviting atmosphere. From the hall, is a versatile study, providing an ideal space for work or relaxation.

Continuing through the house, you'll discover a delightful dining room featuring yet another stunning fireplace. This room seamlessly flows into the kitchen, forming a cohesive space for entertaining and family gatherings. The kitchen itself is thoughtfully designed as an open plan area with a breakfast bar, allowing for easy interaction with family and friends while preparing meals. French doors lead out to the garden, seamlessly connecting the indoor and outdoor living spaces.

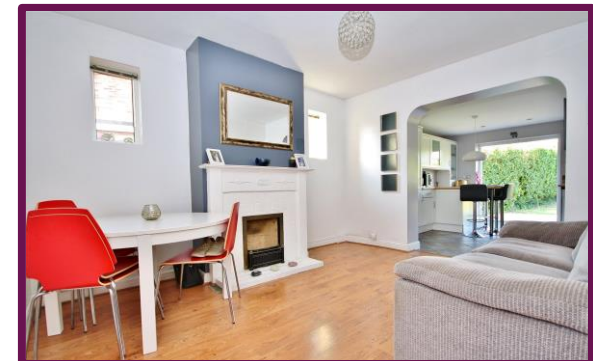
Moving upstairs, you'll find three generously-sized double bedrooms. Two of these bedrooms boast charming fireplaces, adding character and a touch of nostalgia to the rooms. The master bedroom offers ample space for relaxation and personalization. All the bedrooms are designed to provide comfort and tranquility, with plenty of natural light flowing in. A white suite family bathroom completes the upstairs, featuring modern fixtures.

Venturing outside, you'll discover a well-maintained rear garden that offers various areas for leisure and recreation. A patio provides an ideal spot for outdoor dining and entertaining, while a lush lawn offers space for play and relaxation. Additionally, a raised decking area provides a private retreat to enjoy the sunshine.

For those with multiple vehicles, the property features a driveway capable of accommodating up to three cars, ensuring convenient parking for both residents and visitors. Completing the package is a garage, offering additional storage space or the potential for a workshop.

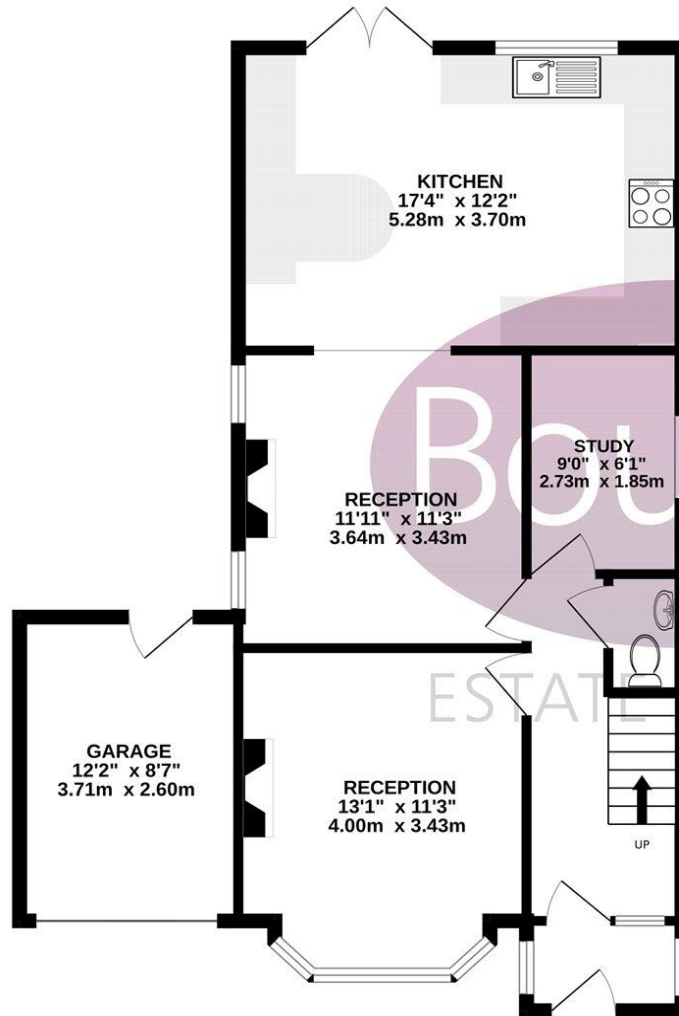
Council Tax Band E - £2,748.50pa

- Detached house
- Three double bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Downstairs WC
- Modern family bathroom
- Enclosed rear garden
- Driveway parking for three cars
- Garage
- Character features



Floorplan

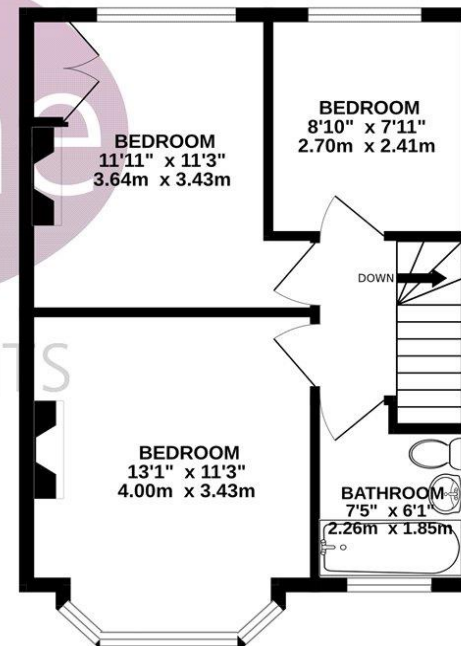
GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.

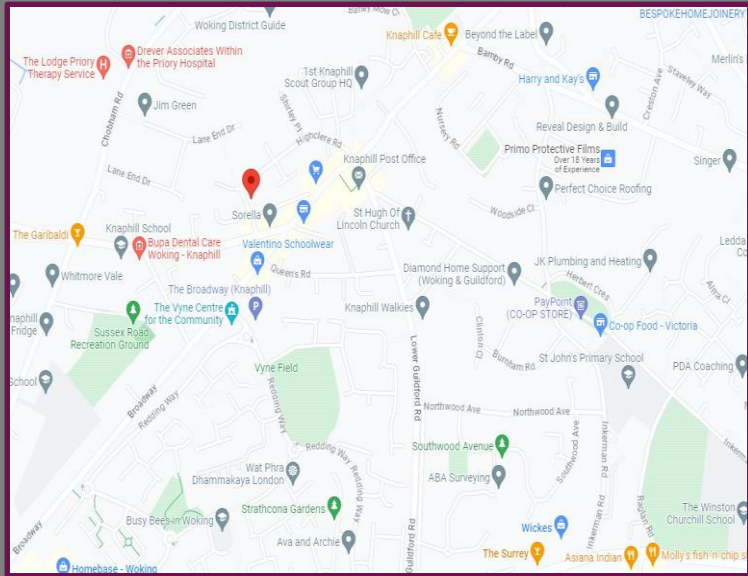
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



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		82
(55-68) D	69	
(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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