



ESTATE AGENTS



Southwood Avenue, Knaphill, Woking, Surrey, GU21 2EY

£435,000

Southwood Avenue, Knaphill, Woking, Surrey, GU21 2EY

A cleverly extended four bedroom attached house located in a popular residential location close to Brookwood mainline station and Knaphill High Street.

Boasting spacious accommodation throughout this bright family home comprises an entrance hall with stairs to first floor landing and door into the living space. The front aspect reception room has a large window allowing plenty of natural light to flow in and leads into a dining area which in turn leads to the kitchen. The kitchen /breakfast room offers a range of wall and base level units with integrated oven and hob and space for further appliances. This inviting space has tiled flooring, throughout and room for breakfast table and seating. French doors from this room overlook and lead to the south facing enclosed rear garden.

On the first floor, there are four bedrooms, three of which are spacious doubles and a fourth single room. The bedrooms are serviced by a smart family bathroom which has been fitted with a smart white suite bathroom comprising bath with shower over, low level WC and pedestal hand basin.

To the rear of the property the aforementioned south facing garden spans approximately 85ft with large decked area adjacent to the house, perfect for entertaining and enjoying the sunny aspect. There is also a large lawned area, timber shed and a patio area all with mature shrubs and hedging providing excellent seclusion. Previously, planning permission has been granted to extend the kitchen if required. To the front of the property there is driveway parking for 2 cars.

Council Tax Band D - £2,248.77pa
Freehold

- Substantial family home
- Four bedrooms
- Kitchen/breakfast room
- Two reception rooms
- Modern bathroom
- South facing garden
- Driveway parking
- Close to Brookwood mainline station
- Within easy reach of Knaphill High Street

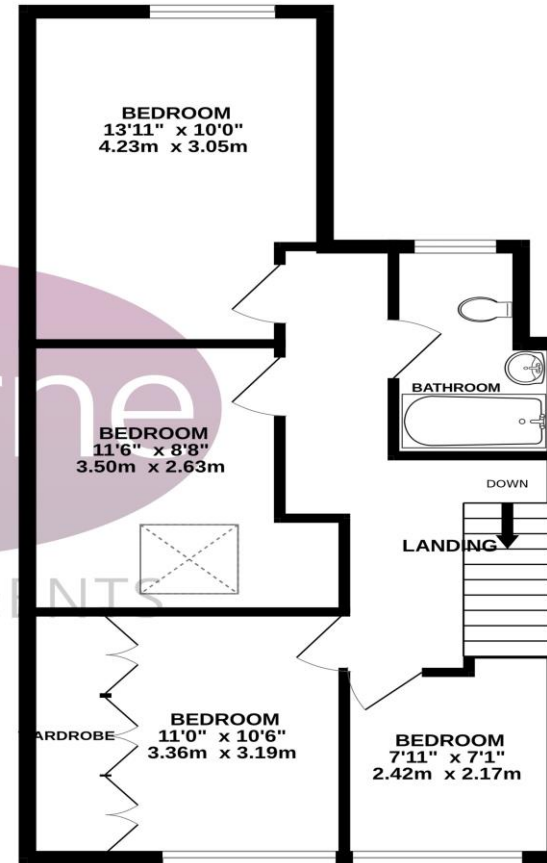


Floorplan

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.

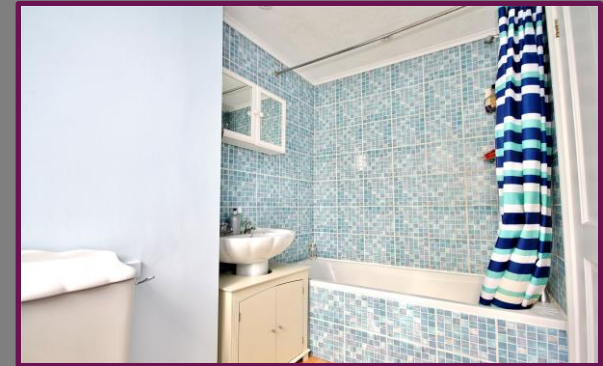
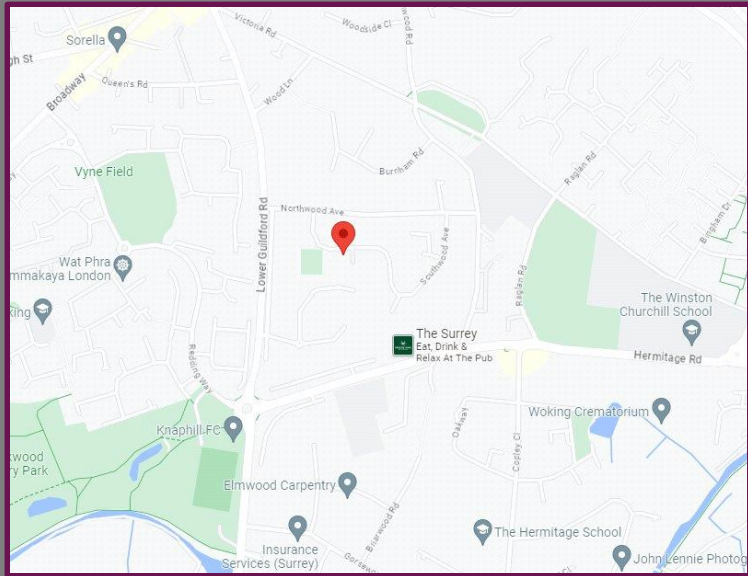


TOTAL FLOOR AREA : 1079 sq.ft. (100.3 sq.m.) approx.

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.

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		85
(69-80) C	69	
(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...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | Email: woking@bourneestateagents.com

Web: www.Bourneestateagents.com