



ESTATE AGENTS



Raglan Road, Knaphill, Woking, Surrey, GU21 2AR £410,000

Raglan Road, Knaphill, Woking, Surrey, GU21 2AR

A truly stunning terraced Victorian cottage situated in between St. John's and Knaphill Villages. The property offers charming period features with a modern finish throughout comprising; two bedrooms, two reception rooms, stylish upstairs bathroom, extended modern kitchen, allocated residents parking and a garden.

Entered via timber front door, you step into the living space with high ceilings, log burner stove and large sash window with views across the front garden. From the living room a door leads to a separate dining room with opening to kitchen and stairs leading to first floor landing.

The kitchen has been extended to create incorporate a fantastic breakfast room. The space offers a range of wall and base level units with several integrated appliances and breakfast bar with seating. A roof lantern above fills the room with natural light and a modern boiler provides gas central heating to the radiators.

Upstairs there are two double bedrooms, the master front aspect and very generous in size and the second bedroom overlooks the garden and has built in wardrobes and cast-iron fireplace. The bedrooms are serviced by a stylish family bathroom with panel enclosed bath with shower over, pedestal hand basin and low-level WC as well as airing cupboard.

Outside there is a quiet enclosed patioed garden with a garden shed with power and rear access leading to the parking. To the front is a lovely lawned area of garden and further residents parking with a green beyond.

Council Tax Band D - £2,248.77pa

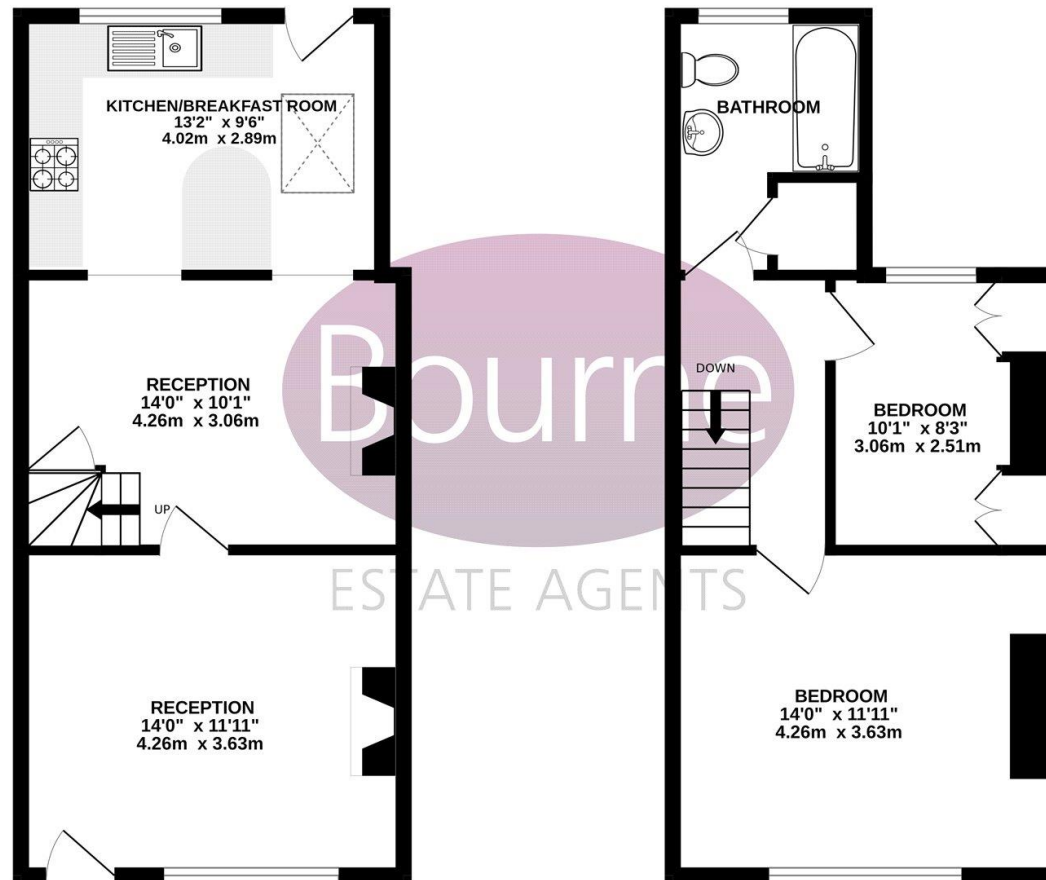
- Terraced period cottage
- Two double bedrooms
- Spacious living room
- Log burning stove
- Dining room
- Extended kitchen/breakfast room
- Stylish upstairs bathroom
- Character features
- Landscaped rear garden
- Allocated residents parking



Floorplan

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.

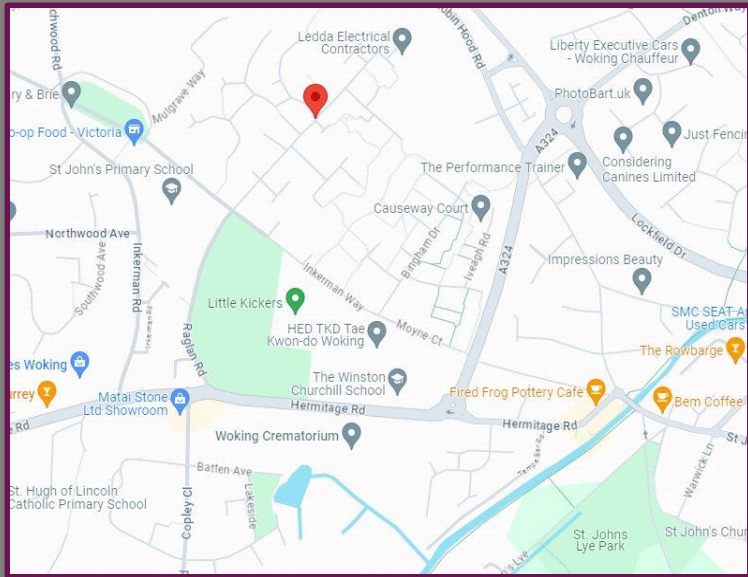


TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

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		87
(69-80) C	70	
(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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