



ESTATE AGENTS



OAKLEY HOUSE

Chobham Road, Knaphill, Woking, Surrey, GU21 2SU £525,000

Chobham Road, Knaphill, Woking, Surrey, GU21 2SU

This charming character property is located in the popular Knaphill Village, just a short stroll from local shops and schools.

Upon entering, you are welcomed by an entrance hallway with stairs leading to first floor landing. From the hallway, a door opens into front aspect living room with feature fireplace. To the rear of the hallway, a dining room also with fireplace and understairs storage, leads through to the fantastic kitchen/breakfast room.

Truly the heart of this home, the kitchen has been extended to provide a modern and inviting space to cook in with a range of wall and base level units, space for freestanding appliances, large breakfast bar with space for seating and a valuted ceiling above with several skylights. Open plan to the kitchen is a snug/family space for relaxing and socialising. A downstairs WC and a utility cupboard are accessed from the kitchen and french doors from the kitchen lead to the enclosed rear garden.

Ascending to the first floor, you will discover two generously proportioned bedrooms each of which can easily accommodate a double bed and associated furniture. The rear bedroom has a generous ensuite bathroom with stained glass window and the front bedroom has an ensuite shower. There is a loft that has been converted into a usable room with Velux windows currently accessed via staircase in the 2nd bedroom.

Externally, the rear of the house showcases a remarkable enclosed garden that offers good levels of privacy, with covered seating area, patios for entertaining and a variety of well-maintained mature borders, tall hedges and raised deck at the end of the garden.

To the front of the property, a driveway leads to a garage which also has rear access through to the garden.

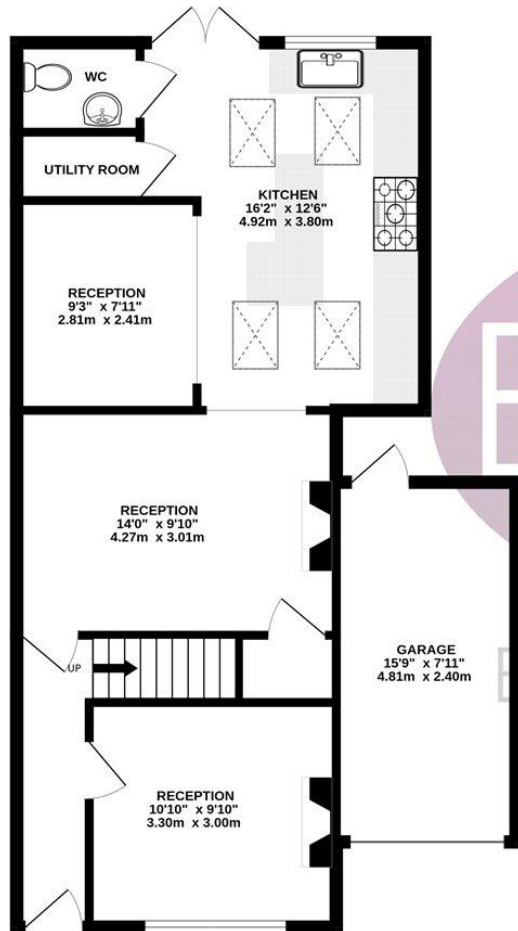
Council Tax Band E - £2,748.50pa

- Semi-detached house
- Character property
- Two double bedrooms
- Loft room
- Three reception rooms
- Two bathrooms
- Stunning kitchen/breakfast room
- Utility space & downstairs WC
- Driveway parking & garage
- Enclosed rear garden



Floorplan

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



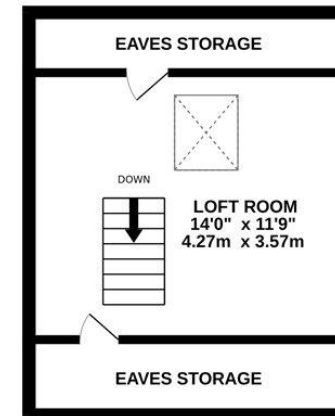
1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

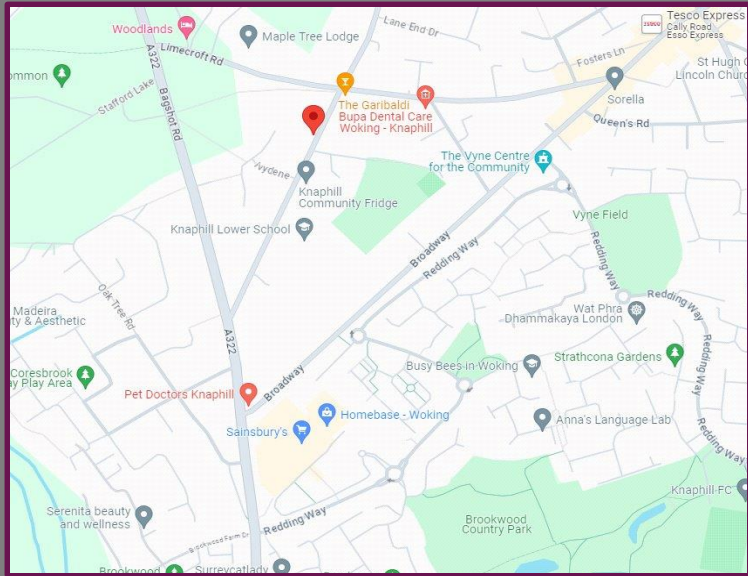
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024

2ND FLOOR
248 sq.ft. (23.0 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		83
(69-80) C		
(55-68) D	67	
(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