



ESTATE AGENTS



Florence Way, Knaphill, Woking, Surrey, GU21 2FE

£725,000

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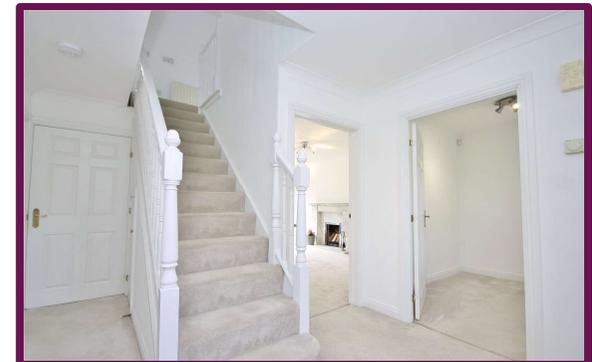
Beautifully designed, this spacious double fronted detached house is situated in a sought-after cul-de-sac. Impeccably maintained, the property boasts four generously sized bedrooms, including two with en-suite bathrooms.

On the ground floor, you'll find two inviting reception rooms, a study, and an airy open-plan kitchen/dining area, alongside a convenient utility room and downstairs cloakroom.

Outside, the rear garden offers privacy and features a well-manicured lawn and a patio. At the front, a driveway offers ample off-street parking along with a double garage.

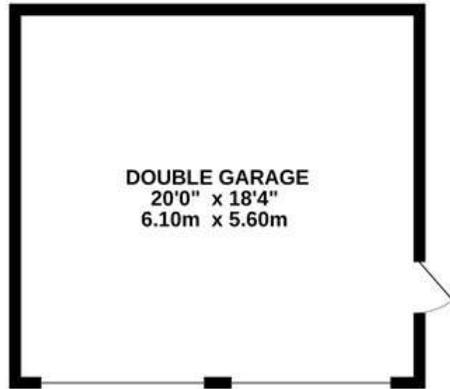
Council Tax Band F - £3425.65pa (2024-2025)

- Spacious double fronted detached house
- Impeccably maintained
- Four double bedrooms, two with en-suite bathrooms
- Three reception rooms
- Open-plan kitchen dining area
- Convenient utility room and downstairs cloakroom
- Tranquil rear garden with lawn and patio
- Ample off-street parking with driveway and double garage

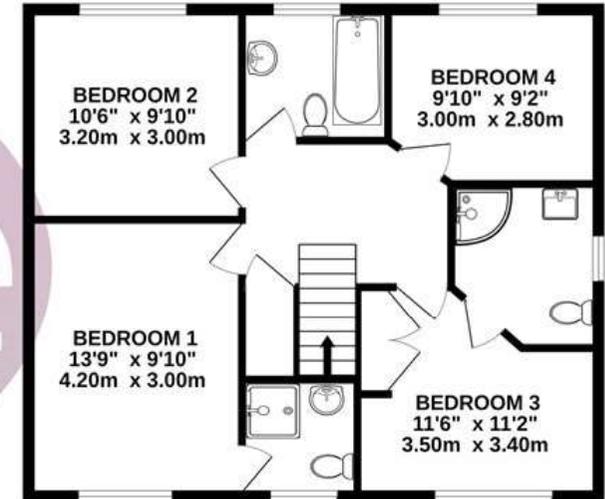


Floorplan

GROUND FLOOR



1ST FLOOR

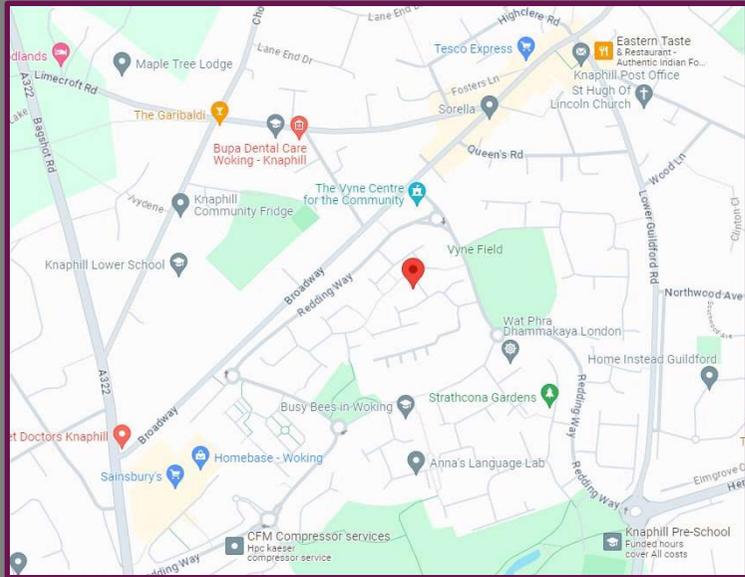


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		86
(69-80) C	73	
(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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