



KNAPHILL

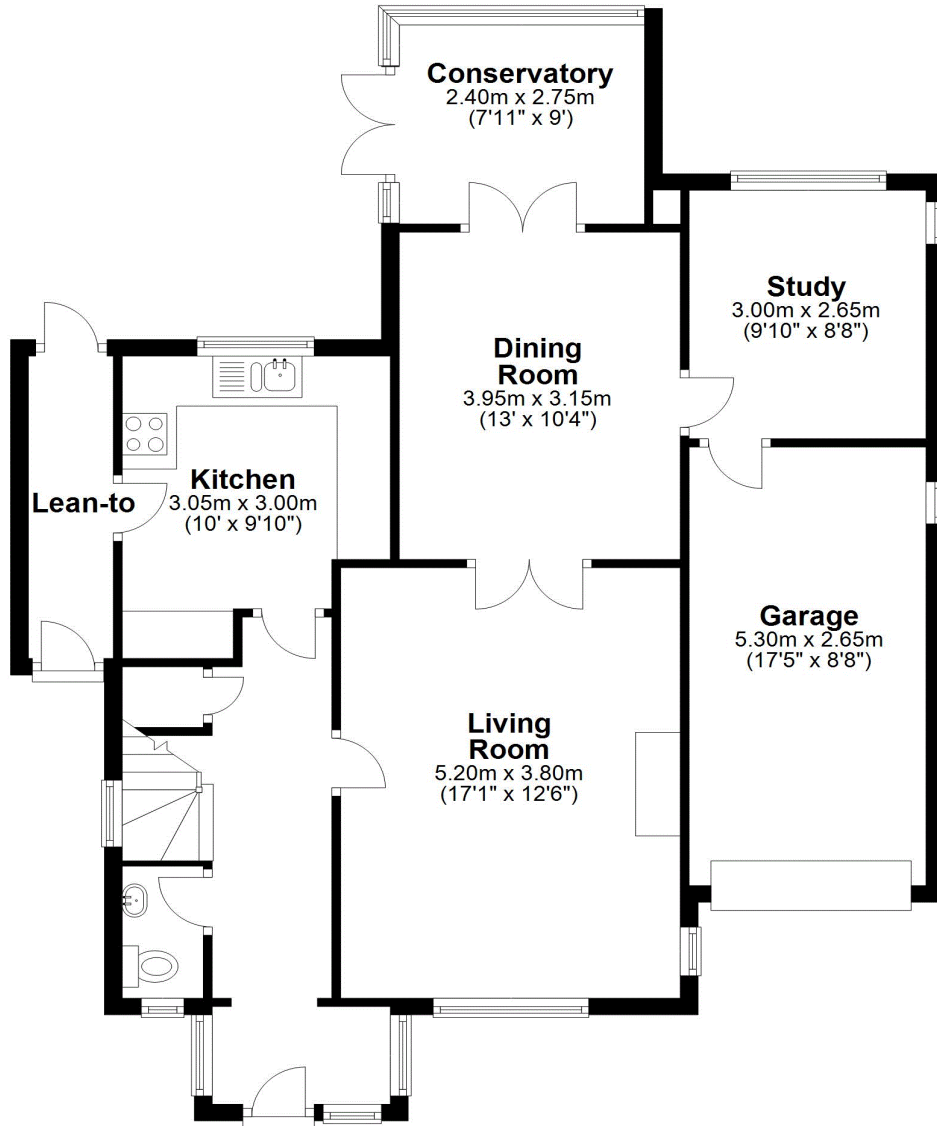
£800,000

A four bedroom detached family residence with a large rear garden superbly located in arguably Knaphill's finest road. NO ONWARD CHAIN



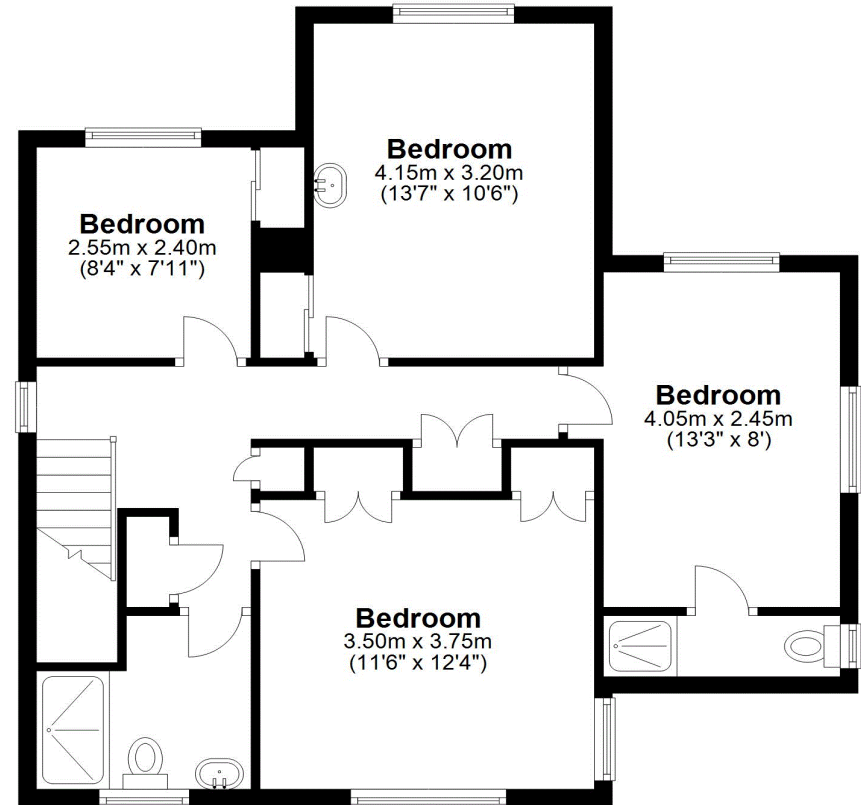
Ground Floor

Approx. 86.0 sq. metres (925.4 sq. feet)



First Floor

Approx. 66.7 sq. metres (717.6 sq. feet)



Total area: approx. 152.6 sq. metres (1643.0 sq. feet)

36 Lane End Drive, Knaphill, Woking, Surrey, GU21 2QG

- **Four Bedrooms**
- **Fabulous Location**
- **Good Size Garden**
- **Three Separate Reception Rooms**
- **Integral Garage**
- **Cul-de-sac**
- **Bespoke Double Glazed Conservatory**
- **Downstairs Cloakroom**
- **NO ONWARD CHAIN**

A four bedroom detached family residence with a large rear garden superbly located in arguably Knaphill's finest road.

The accommodation comprises a spacious living room and separate dining room which leads to a bespoke double glazed conservatory. There is also a study/playroom, downstairs cloakroom and a well appointed kitchen. Upstairs there are four bedrooms and a well appointed shower room (originally a bathroom). The garden is a particular feature being a really good size, mainly laid to lawn with an array of mature shrub borders. To the front, a driveway provides off street parking and leads to an integral garage which offers potential for conversion (STP). Offered to the market with NO ONWARD CHAIN.

Knaphill Village is a popular centre for the local community and offers many shops suitable for day to day shopping. There are two small supermarkets in the village itself, as well as a bakery, hairdressers and coffee shops. There are plenty of recreational facilities within the village, with Waterers Park being the venue for football pitches and a children's playground. For larger shopping needs there is Sainsbury's superstore, and of course Woking town centre lies 3 miles away, with a wider range of shopping and recreational facilities. For commuters, Brookwood main line station lies 0.7 miles from the village centre, with trains reaching London Waterloo in about 30 minutes. The M3/M25 motorway network is 5 miles away, meaning communications from the property are excellent.

Council Tax Band F - EPC Rating D

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



