



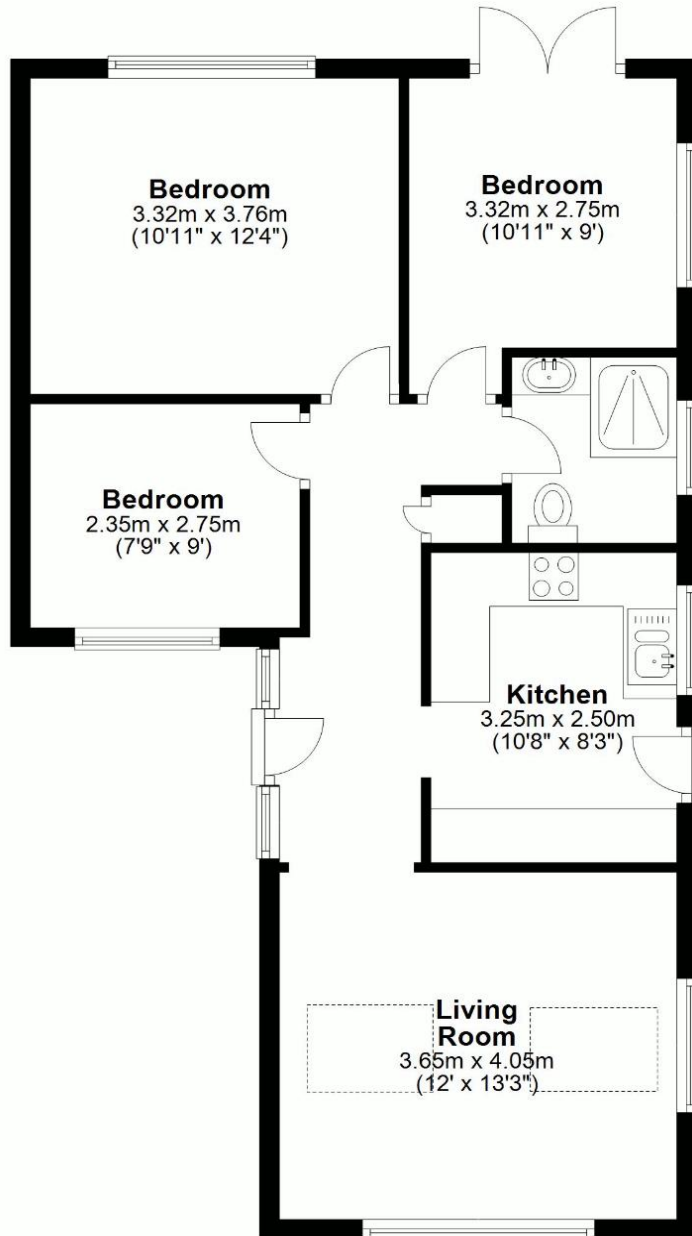
## KNAPHILL

**Guide Price £575,000**

**Nestled on a spacious corner plot, this charming three-bedroom semi-detached bungalow epitomises comfort and modernity.**

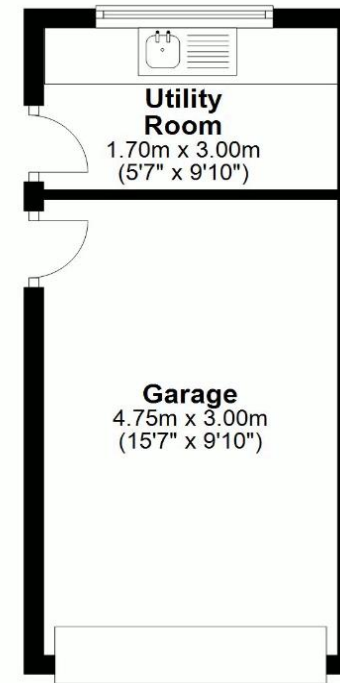
## Ground Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



## Garage/Utility

Approx. 19.6 sq. metres (211.2 sq. feet)



Total area: approx. 82.8 sq. metres (891.5 sq. feet)

## Burnham Road, Knaphill, Woking, Surrey, GU21

- **Expansive Corner Plot**
- **Semi Detached Bungalow Boasting A desirable Layout**
- **Three Spacious Bedrooms**
- **Reception Room Adorned With A Captivating Vaulted Ceiling**
- **Enhanced With Double Glazing Throughout**
- **Features A Driveway & Detached Garage**
- **Walking Distance Of Local Amenities**

Nestled on a spacious corner plot, this charming three-bedroom semi-detached bungalow epitomises comfort and modernity. Upon entry, you are greeted by a generously proportioned entrance hall, seamlessly connecting to all areas of the residence.

The heart of the home, a double aspect living room, boasts a vaulted ceiling adorned with Velux windows, bathing the space in natural light throughout the day. Adjacent lies a well-appointed kitchen, offering access to a sprawling side patio, ripe with potential for expansion, pending the customary permissions. Three ample bedrooms await, one graced with double glazed French doors opening onto the serene rear garden, complemented by a convenient wet room.

Externally, the property is adorned with a meticulously maintained garden, showcasing an array of mature flower and shrub borders. A gravel driveway offers off road parking for three cars and leads to a detached garage featuring an automated door. Envision the lifestyle offered by this enchanting abode through internal viewings, highly recommended for those seeking a harmonious blend of comfort and contemporary living.

Knaphill Village serves as a beloved hub for the local community, offering an array of shops catering to everyday needs. Within the village confines, two quaint supermarkets stand alongside a charming bakery, inviting coffee shops, and convenient hairdressers. Leisure pursuits thrive within the village, notably at Waterers Park, where sprawling greenery hosts football pitches and a playground for children. Should one seek broader shopping options, the nearby Sainsbury's superstore awaits, while the vibrant amenities of Woking town centre beckon a mere 3 miles away. Commuters benefit from the proximity of Brookwood main line station, a mere 0.7 miles from the village centre, facilitating swift journeys to London Waterloo in approximately 30 minutes. With the M3/M25 motorway network just 5 miles distant, connectivity from this location is unparalleled, promising seamless access to wider destinations.

Council Tax Band D - EPC Rating D - Tenure: Freehold

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.



