

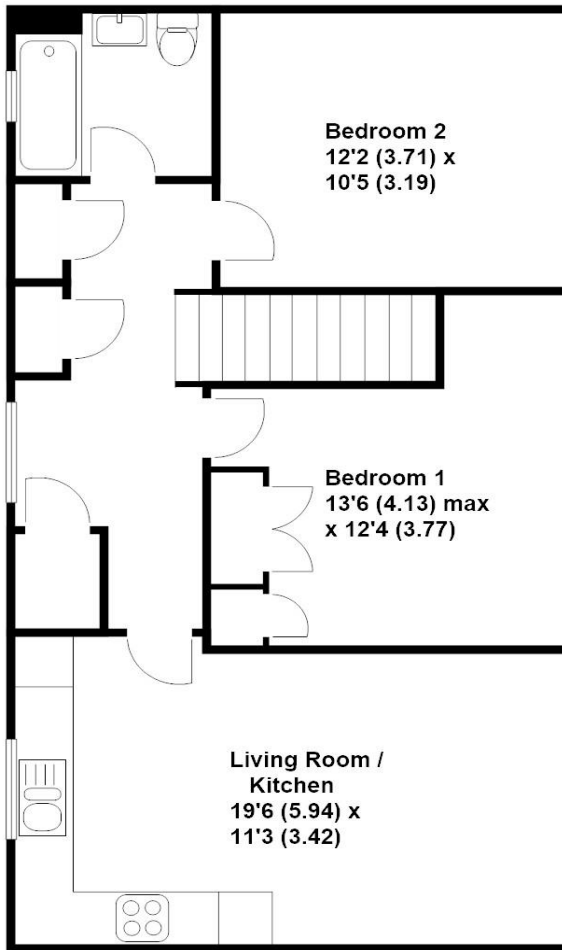


**KNAPHILL**

**£255,000**

**Presented to the market is  
this first floor maisonette  
offered with  
NO ONWARD CHAIN.**

**Brookwood Farm Drive, Knaphill**  
Approximate gross internal floor area 713 sq/ft - 66.2 m/sq



**First Floor**

These plans are not drawn to scale and are for representational purposes only. The services, systems and appliances listed in these details have not been tested by Foundations, and no guarantee is given to their operational ability or efficiency. Created by [www.visionwithin.co.uk](http://www.visionwithin.co.uk)

## Brookwood Farm Drive, Knaphill, Woking, Surrey, GU21

- **First Floor Maisonette**
- **Two Double Bedrooms**
- **Open Plan Kitchen/Living/Dining Room**
- **Double Glazed Windows**
- **Peaceful Location**
- **NO ONWARD CHAIN**

Presented to the market is this first floor maisonette offered with NO ONWARD CHAIN. The accommodation features an open plan kitchen/living/dining area. Accompanying this are two double bedrooms and a three-piece bathroom suite. Throughout the residence, the advantage of double glazed windows enhances natural light.

Nestled within a serene location, this property offers residents a peaceful retreat from the hustle and bustle of urban life. Positioned to provide a sense of tranquillity, yet with convenient access to local amenities, the property strikes an ideal balance. While presenting a comfortable living space, the property also presents an opportunity for personalisation, with minor modernisation allowing occupants to tailor the space to their preferences and style.

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 C - EPC Rating B - Tenure: Leasehold – 115 Years Remaining on lease (2024) – Ground Rent £375PA – Service Charge £990.28PA

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.

