



KNAPHILL

£775,000

A three-bedroom detached family home, set in arguably one of Knaphill's most desirable roads. Ideally positioned within walking distance of Knaphill Village.

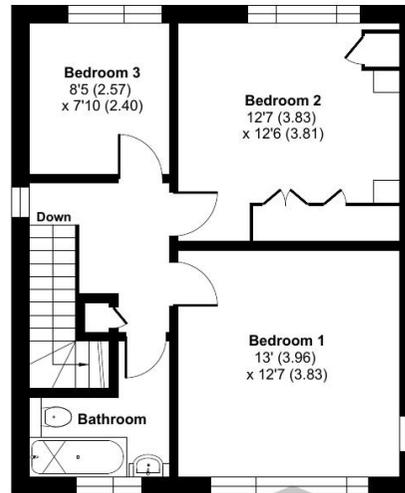
Lane End Drive, Knaphill, Woking, GU21

Approximate Area = 1387 sq ft / 128.8 sq m

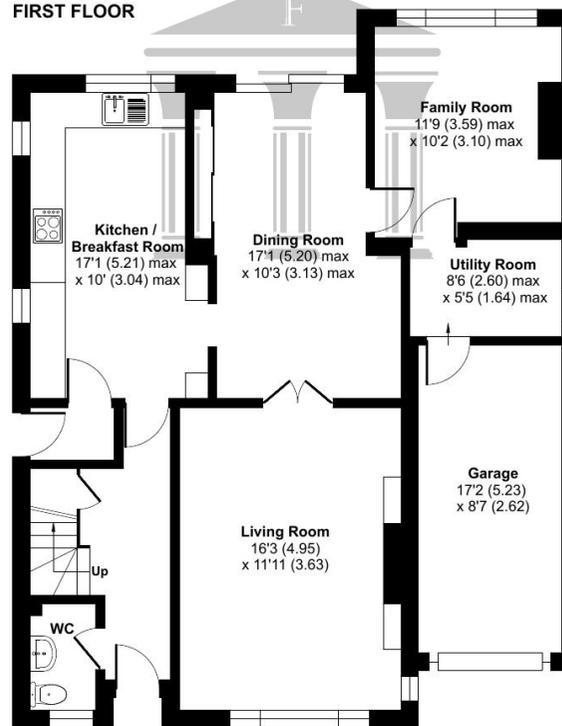
Garage = 127 sq ft / 11.7 sq m

Total = 1514 sq ft / 140.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Lane End Drive, Knaphill, Woking, Surrey, GU21

- **Three-bedroom detached family home**
- **Sought after quiet cul-de-sac location**
- **Close to village amenities**
- **Kitchen/breakfast room**
- **Three reception rooms**
- **Downstairs cloakroom & Family bathroom**
- **Driveway & garage**
- **Beautifully maintained rear garden**

A three-bedroom detached family home, set in arguably one of Knaphill's most desirable roads. Ideally positioned within walking distance of Knaphill Village, the property enjoys a peaceful cul-de-sac location while remaining close to local amenities and excellent transport links.

The ground floor offers a welcoming entrance leading to a spacious kitchen/breakfast room, perfect for family dining. The spacious lounge and separate dining room provide versatile living and entertaining space, complemented by a study ideal for home working. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, the property comprises three bedrooms and a family bathroom, offering a practical layout for family living. Each room benefits from natural light and a sense of space, creating a warm and inviting environment.

Externally, the home features a driveway providing off-street parking and access to a garage. To the rear, a beautifully maintained garden offers a tranquil outdoor space, perfect for relaxing or entertaining. This property combines practical family living with a sought-after location, making it an ideal choice for those looking to settle in Knaphill.

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, providing a vibrant and welcoming atmosphere. Leisure pursuits thrive within the village, notably at Waterers Park, where sprawling greenery hosts football pitches and a playground for children. For broader shopping options, the nearby Sainsbury's superstore awaits, while the vibrant amenities of Woking town centre beckon just 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 E - 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.



