



## Knaphill

**£525,000 Freehold Freehold**

A traditional and well proportioned detached three bedroom family home situated in a quiet residential corner of Knaphill Village. The property has pleasant views to the rear over adjoining allotments and although in need of modernisation provides plenty of potential for an extension both to the rear and the side subject to the usual consents.

At present there are three bedrooms a family bathroom and downstairs comprises; two reception rooms plus a kitchen with adjoining utility/downstairs cloakroom.

The rear garden is predominately laid to lawn with seasonal shrub beds and a side access to the front there again there is a selection of seasonal bedding plants with lawn. The driveway provides extensive parking and leads to a detached single garage.

Knaphill village has a vibrant range of shops, pubs and restaurants, For more comprehensive shopping, Sainsbury's superstore is also close by. Brookwood station provides a regular service direct to London Waterloo, Woking and Guildford.

A viewing is recommended.



# brandons

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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