



Florence Way, Knaphill, Woking, GU21 2FE
£434,950 Freehold Freehold

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A fantastic opportunity to purchase this style of two-bedroom property with no onward chain. This semi-detached home benefits from two double bedrooms, the principle has en-suite, a separate family bathroom plus the convenience of a downstairs w.c. Situated within a well-regarded cul-de-sac, it has its own driveway and garage to the front of the house making it a great chance for a first-time buyer or a downsizer to acquire. Located on the ever-popular Brookwood Manor development with its access to both Brookwood and Woking stations and close to all the village amenities a viewing highly recommended.

Outside, the property benefits from a private and easy maintenance rear garden which offers a good degree of seclusion. A patio immediately adjoining the house provides an excellent area for outdoor seating and dining and a pathway leads to the garage. To the front of the



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property, a driveway provides off-road parking and shrub bedding to the property, gives a particularly attractive appearance from the approach.

The location is a major attraction, with Brookwood Station within easy reach and providing a regular rail service towards London Waterloo and surrounding destinations. Brookwood Country Park is also close by, offering extensive open green space and countryside walks. Knaphill village provides a selection of shops, cafés, restaurants, and everyday amenities, while the surrounding area is well served by schools and transport links.

Overall, this is a superb opportunity to acquire a rarely available home in a sought-after development, offering excellent scope to put your own stamp on and create flexible living accommodation.

Council Tax Band: D



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Florence Way, Knaphill Approximate gross internal floor area 781 sq/ft - 72.5 m/sq



These plans are not drawn to scale and are for representational purposes only.
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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		69	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		77	77
EU Directive 2002/91/EC			

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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