

# MANNERS

## RESIDENTIAL

4 Bedroom House for Sale - £620,000

Merchants Close, Highclere Road, Knaphill, Surrey, GU21 2PU



### KEY FEATURES

- DETACHED FAMILY HOME • TWO RECEPTION ROOMS • LUXURIOUSLY APPOINTED KITCHEN • MAIN BEDROOM WITH EN SUITE • THREE FURTHER BEDROOMS • GAS CENTRAL HEATING & SOLAR PANELS • INTEGRAL GARAGE WITH ELECTRIC DOOR • ENCLOSED REAR GARDEN • EPC RATING:- B89



## Description

Built in 2002, this attractive energy efficient four bedroom detached home offers spacious and well proportioned family accommodation, and is situated towards the end of a private cul de sac, just a stone's throw from Knaphill village centre.

## Location

The property is approached by a block paved driveway with parking for 3/4 cars, with a recessed entrance porch leading to a welcoming entrance hall, with doors leading to a cloakroom, a living room with french doors to the rear garden and double opening doors to a good sized dining room. The kitchen/breakfast room is the hub of this home and has been luxuriously equipped with an extensive range of built in appliances including twin ovens, microwave and coffee maker. The stairs from the hallway lead to a galleried landing, with doors to a main bedroom with an ensuite shower room, three further bedrooms and a family bathroom. The accommodation is presented in fresh neutral decor, is double glazed and gas centrally heated, and also benefits from solar panels. Outside you will find an integral garage with an electric door and gated side access to a enclosed west facing garden with mature screening to the rear, extensive patio and a low maintenance artificial lawn.

The property is conveniently located within a stone's throw of Knaphill Village centre and within walking distance of local schools and recreational facilities. Woking's thriving town centre is just a short drive or bus ride away, and its mainline station offers a frequent fast service to Waterloo. For the road user, the M3, M25 and A3 are all readily accessible too.

N.B There is an estate service charge of £20 pcm.

## Ground Floor

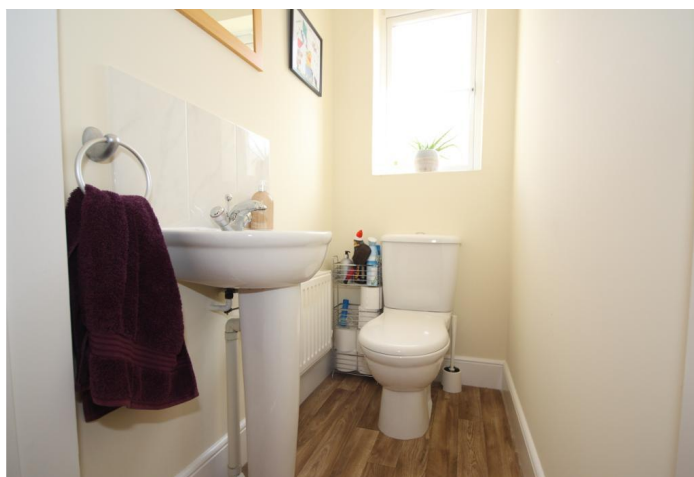
**Entrance Hall** - With under stairs storage cupboard.

**Cloakroom** - With window to front and fitted with a modern white suite with wood effect vinyl flooring.

**Living Room** - 15' 7" x 11' 6" (4.75m x 3.52m) With windows and French doors to the rear garden, ornamental fireplace and double doors to the dining room.

**Dining Room** - 11' 7" x 10' 8" (3.54m x 3.26m) With windows to front and wood laminate flooring. Accessed from the hallway and living room.

**Kitchen/Breakfast Room** - 15' 11" x 10' 8" (4.87m x 3.26m) With window and double doors to the rear garden and fitted with an extensive range of ivory high gloss units with complimentary wood effect laminate work tops and tiled flooring. Built in appliances include: 5 ring gas hob, extractor hood, twin ovens, microwave, coffee maker, fridge, freezer,



washing machine, tumble drier and dishwasher.

First Floor

**Galleried Landing** - Stairs from the hallway lead to a galleried first floor landing, with window to front , access to loft space and airing cupboard.

**Bedroom One** - 13' 0" x 11' 5" (3.98m x 3.49m) With windows to rear, twin built in wardrobes and door to en suite shower room.

**En suite Shower Room** - with window to rear and fitted with a white suite, vinyl floor covering and built in cupboard.

**Bedroom Two** - 12' 0" x 11' 4" (3.67m x 3.46m) With window to front and built in wardrobe.

**Bedroom Three** - 9' 6" x 8' 7" (2.9m x 2.64m) With window to front.

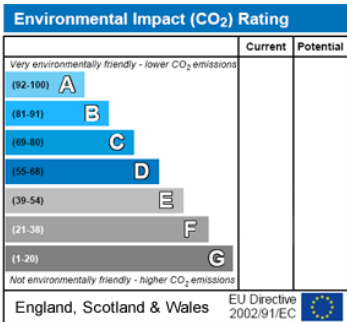
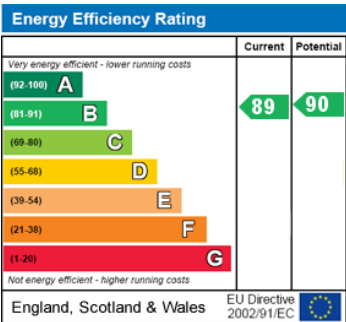
**Bedroom Four** - 10' 2" x 7' 8" (3.1m x 2.35m) With window to rear.

**Family Bathroom** - With windows to side and fitted with a modern white suite with vinyl flooring.

Exterior

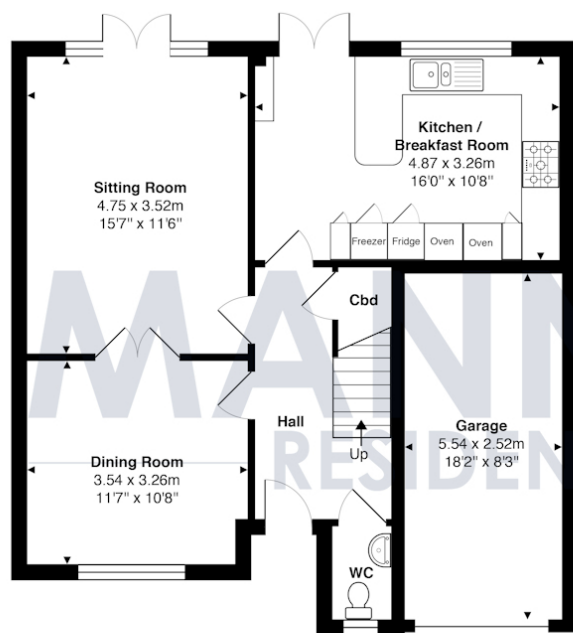
**Integral Garage** - 18' 2" x 8' 3" (5.54m x 2.52m) With electric door and wall mounted gas fired boiler.

**Outside** - The property is approached by a block paved driveway with parking for 3/4 vehicles in addition to the integral garage. There is gated side access leading to an enclosed west facing garden, screened to rear by a mature oak tree, and laid out with low maintenance in mind with generous patio areas and an artificial lawn.

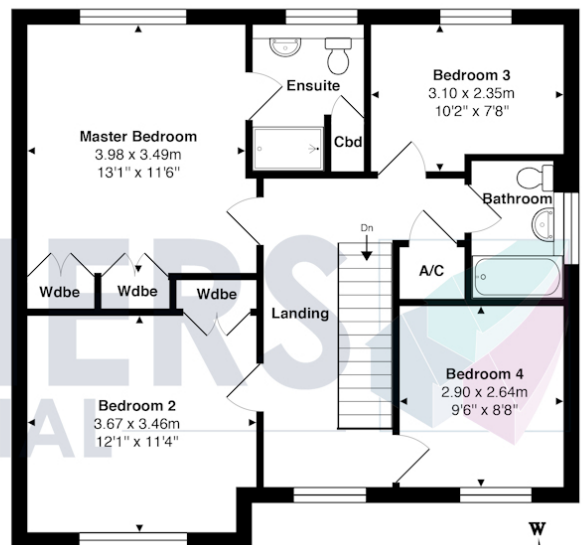


**Additional Information:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





**Ground Floor**  
Approx. Gross Internal Area 70.1 m<sup>2</sup> ... 755 ft<sup>2</sup>



**1st Floor**  
Approx. Gross Internal Area 66.4 m<sup>2</sup> ... 715 ft<sup>2</sup>  
  
Total Approx. Gross Internal Area 136.5 m<sup>2</sup> ... 1470 ft<sup>2</sup> (includes garage)  
All measurements are approximate and for display purposes only. Not to scale.