

MANNERS

RESIDENTIAL

1 Bedroom House for Sale - £239,950

Brushfield Way, Knaphill, Woking, Surrey, GU21 2TG



KEY FEATURES

- FREEHOLD HOUSE • GOOD SIZED LIVING ROOM • MODERN KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • MODERN BATHROOM WITH WINDOW • DOUBLE GLAZING AND GAS HEATING • COMMUNAL GARDEN • TWO ALLOCATED PARKING SPACES • FREEHOLD • EPC RATING:- D66

Description

This one bedroom freehold house is located in a sought after cul de sac on the popular "Brookwood Manor" development and features a good sized living room and double bedroom, and benefits from gas central heating, double glazing, a communal garden and two allocated parking spaces. The property has a proven track record as a successful "buy to let" investment, and is sure to appeal both to investors and first time buyers alike.

Location

The property is located on the sought after "Brookwood Manor" development, within walking distance of Knaphill Village, Sainsbury's supermarket, and Brookwood Country Park which adjoins the Basingstoke Canal. 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.

Ground Floor

Covered Entrance Area - With courtesy lamp, storage cupboard and double glazed front door to living room.

Living Room - 12' 4" x 12' 0" (3.78m x 3.67m) Double aspect room with double glazed windows to front and side, two radiators, central heating thermostat, coved ceiling, stairs to first floor landing and archway with adjacent openings to kitchen.

Kitchen - 9' 2" x 5' 1" (2.8m x 1.57m) With double glazed window to front and range of units comprising 1 & 1/2 bowl single drainer sink unit with mixer tap, adjoining work surface areas with inset gas hob, with double oven beneath and extractor above, range of base level cupboards and drawers with matching eye level units, space and plumbing for washing machine and fridge/freezer, part tiled walls, tiled floor, radiator, wall mounted gas fired boiler, extractor fan and under stairs storage cupboard

First Floor

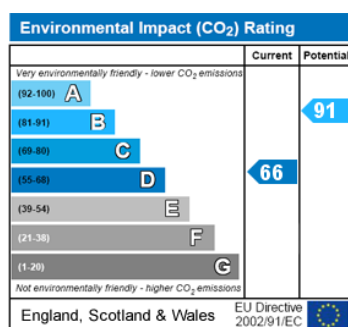
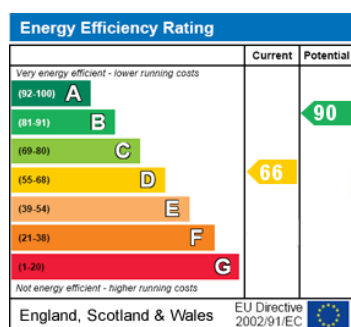
First Floor Landing - Stairs from living room to the first floor landing with, radiator, airing cupboard and doors to bathroom and bedroom.

Bedroom - 12' 4" x 9' 8" (3.78m x 2.97m) Double aspect room with double glazed windows to front and side, radiator, built in storage cupboard, access to loft space

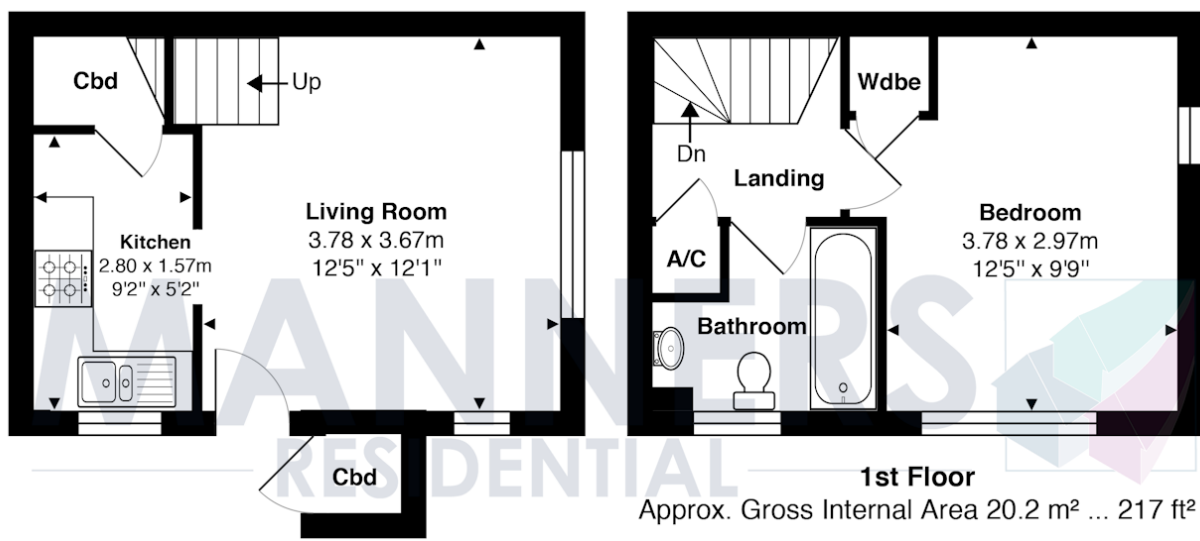
Bathroom - With frosted double glazed window to side and modern suite comprising, panel enclosed bath with mixer tap and shower attachment, low level w.c. pedestal mounted wash hand basin, part tiled walls, extractor fan and single radiator.

Exterior

Outside - There is gated side access to a good sized communal garden. Two Allocated Parking Spaces



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 appliances, electrical or plumbing installation or central heating systems.



Ground Floor

Approx. Gross Internal Area 20.2 m² ... 218 ft²

1st Floor

Approx. Gross Internal Area 20.2 m² ... 217 ft²

Total Approx. Gross Internal Area 40.4 m² ... 435 ft²

All measurements are approximate and for display purposes only. Not to scale.

