

MANNERS

RESIDENTIAL

4 Bedroom House for Sale - £610,000

Rapsley Lane, Knaphill, Woking, Surrey, GU21 2SN



KEY FEATURES

- DETACHED FAMILY HOME • LOUNGE WITH OPEN PLAN DINING AREA • CONSERVATORY • MODERN KITCHEN AND UTILITY ROOM • CLOAKROOM • MASTER BEDROOM WITH EN SUITE • THREE FURTHER BEDROOMS • FAMILY BATHROOM • INTEGRAL GARAGE • FREEHOLD - EPC D67 - CTB - F

Description

This attractive modern detached family home, offers spacious accommodation and is located in a popular residential area within walking distance of Knaphill village, sought after local schools as well as Brookwood mainline station.

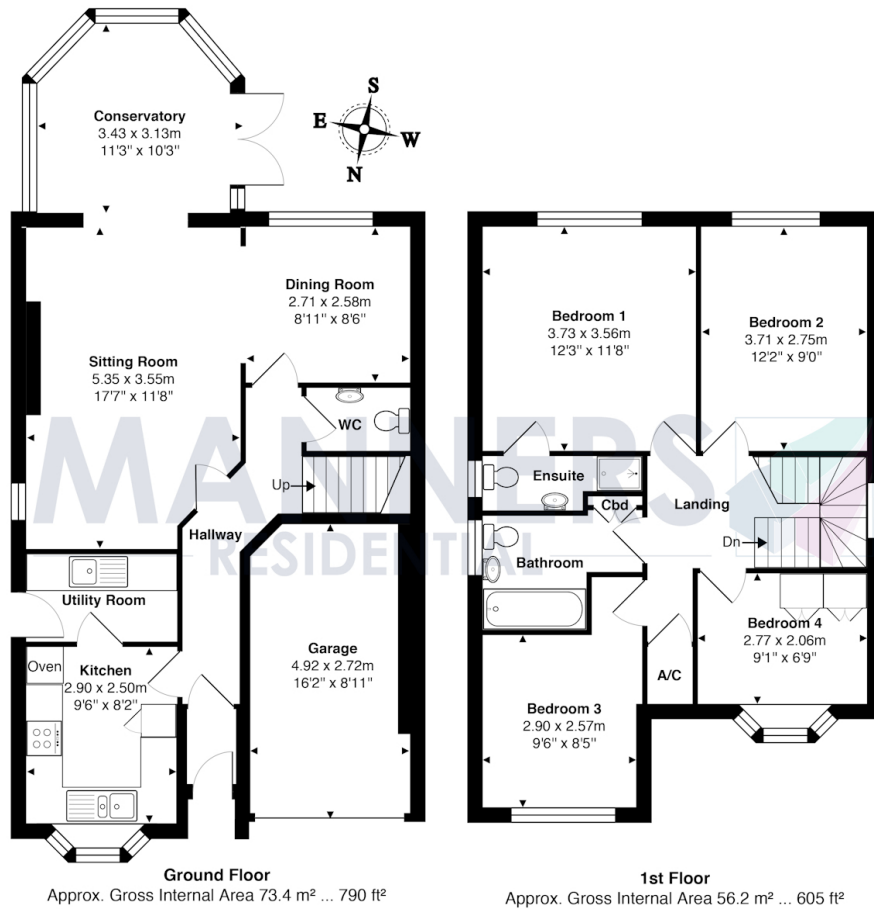
The accommodation comprises: Entrance hall, cloakroom, spacious lounge with an open plan dining area and a good sized conservatory, modern kitchen with appliances including gas hob and dishwasher, utility room, landing, master bedroom with en suite shower room, three further good sized bedrooms (three bedrooms have wardrobes), modern bathroom, neutral décor and carpets, gas central heating and double glazing, integral garage, driveway and low maintenance rear garden. EPC Rating:- D62.

The property is conveniently located in a residential area within walking distance of Knaphill village, Sainsburys superstore, Brookwood Country Park and Brookwood mainline station. Woking main line train station is just a short drive or bus ride away and provides fast and regular services direct to London Waterloo (about 30 mins). Woking town centre is next to the station and offers a comprehensive selection of shopping, dining and entertainment facilities including a theatre and cinema complex.

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total Approx. Gross Internal Area 129.6 m² ... 1395 ft²

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