

CURCHODS



## 15 Florence Way

Knaphill, Woking, Surrey, GU21 2FE

**4 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

**Asking Price £670,000**

Freehold



An impressive and thoughtfully designed family home offering over 2,100 sq ft of versatile accommodation arranged over three floors, ideally positioned at the foot of a sought-after cul-de-sac within the popular Brookwood Manor development. Combining generous proportions with a bright, contemporary layout, the property provides an exceptional amount of living and bedroom space, making it particularly well suited to modern family life.

The ground floor centres around a fabulous kitchen/breakfast room, fitted with an extensive range of contemporary units and a good selection of integrated appliances, while the adjoining utility room provides additional appliance space and excellent practical storage. A further reception room on this level offers superb flexibility and could be used as a home office, playroom or family room, depending on individual requirements. A convenient cloakroom/WC completes the floor.

On the first floor, the impressive lounge/dining room provides an excellent principal entertaining space, with doors opening onto a delightful balcony. This attractive outside space enjoys pleasant views towards the nearby clock tower and provides an ideal spot for morning coffee or evening relaxation. The spacious landing leads to the third bedroom, which benefits from its own en suite shower room, together with a further WC.

The second floor provides three further well-proportioned bedrooms, including a generous principal bedroom with en suite shower room. The remaining bedrooms are served by a modern family bathroom.




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**EPC C | Council Tax Band G**

## Key Features

- Over 2100 Sq. ft of bright and airy accommodation (Inc. garage)
- Four Generous Bedrooms
- Two Ensuites
- Family Bathroom
- Two Additional WC's
- Kitchen/Breakfast Room
- Lounge/Diner With Balcony
- Office
- Family Room
- Utility Room
- Mature, Landscaped South Facing Garden
- Integrated Garage And Car Port

## Location

The property is ideally positioned for the excellent amenities available in Knaphill village, which offers a vibrant selection of independent shops, everyday conveniences, pubs and restaurants, together with a Post Office. For more extensive shopping, Sainsbury's superstore is conveniently located approximately a quarter of a mile away.

For commuters, Brookwood railway station is within easy reach and provides regular services to London Waterloo, Woking and Guildford, making this an excellent location for those travelling into London or throughout Surrey. The area also offers an abundance of opportunities for enjoying the great outdoors, with Brookwood Country Park, Sheets Heath and the Basingstoke Canal all close by. Whether you're looking for a peaceful dog walk, a morning stroll or somewhere to enjoy time outdoors with the family, the surrounding countryside provides an attractive extension to the home.

## Additional Information

We are advised by the client that the property benefits from mains water, drainage, electricity and gas.



Approximate Area = 1928 sq ft / 179.1 sq m (excludes carport)

Garage = 215 sq ft / 19.9 sq m

Total = 2143 sq ft / 199 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simpsons Estate Agents by Curchods. REF: 1514086

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Reference: CHD240121