CURCHODS







43 Florence Way

Knaphill, Surrey, GU21 2FE

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Asking Price £479,950

Freehold



A beautifully presented semi detached home sitting in a peaceful and tucked away position with the advantage of a larger than average garden, a driveway for two cars and an attached garage. With potential to extend, subject to a planning consent, and within easy reach of both Brookwood and Woking rail stations.





EPC C | Council Tax Band D

Charges (if applicable):

Key Features

- A beautifully presented, semi detached home
- Sitting in a delightful position
- sitting room and a kitchen breakfast room
- Main bedroom with en suite
- Second double bedroom and family bathroom
- Fabulous garden
- Large driveway and an attached garage
- Potential to extend, with a planning consent
- Close to Knaphill village and Woking town centre

Location

Florence Way is a hugely convenient and highly sought after cul de sac within a short walk of both Knaphill village and Brookwood station. The village has a collection of local shops and restaurants while also a short walk from the house is a Sainsburys Superstore. Brookwood station is also within easy reach of the house which provides an easy commute into Waterloo. There are numerous highly regarded schools in and around Knaphill and Woking as well as various golf clubs while access to the M3 is a short drive away. Woking town centre is only a short drive away and the station there is mainline and is seen by many to be the best commuting location outside the M25, this is mainly due to its 25 minute, one stop service to Waterloo.

Additional Information

Our client has advised that the property has mains drainage, gas, water and electricity.

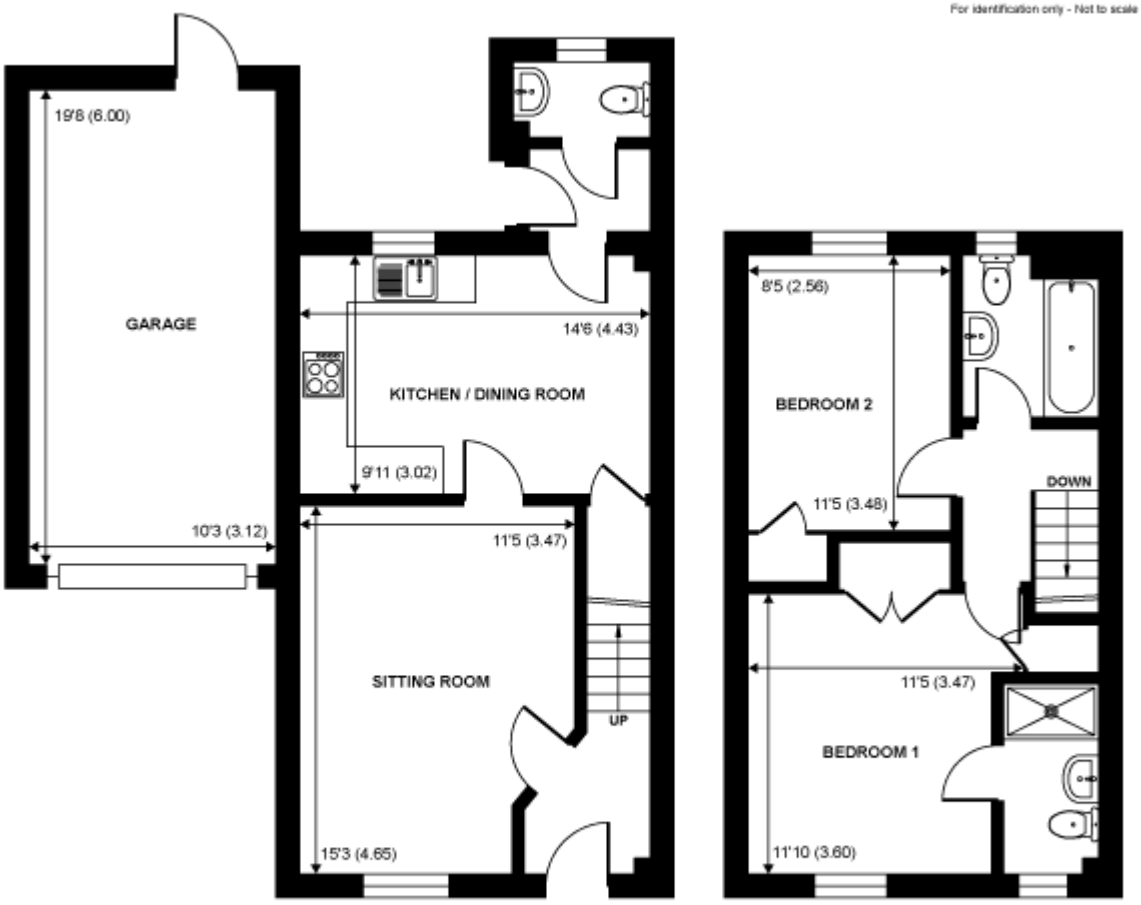






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Approximate Area = 790 sq ft / 73.3 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 992 sq ft / 92 sq m
For identification only - Not to scale



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 ta Curchods. REF: 1432979

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Reference: CWG260157

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