

1 Finch Close
Knaphill
Woking
GU21 2LF





1 Finch Close

£615,000

Home. Happiness. Heart.

Some homes have a way of making you feel at ease from the moment you arrive. This is one of those homes - welcoming, comfortable and cared for, with a lovely sense of warmth that comes from the way it has been lived in and enjoyed over the years.

- Quiet Finch Close setting with a strong sense of community & easy connections to Knaphill, Chobham & Woking
- Detached home that has been continuously maintained & cared for, with thoughtful investment over the years
- Spacious living room with fireplace, sliding doors to the garden & a lovely connection with the outdoors
- Light-filled kitchen & dining space with central island, garden outlook & greenery from every window
- Useful ground floor cloakroom with potential to create a shower room or utility/cloakroom arrangement
- Four bedrooms, including principal with bespoke fitted furniture, three with fitted storage & family bathroom
- Underfloor heating throughout downstairs & practical storage provided throughout
- Private, secluded & easy-to-maintain garden, with thoughtful improvements including a porcelain-tiled patio & new rear shed with power
- Linked double-length garage with electric door & power, generous driveway & potential for garage conversion
- Further potential to extend or alter the home subject to planning, EPC Rating: D / Council Tax Band: E / Free from onward chain

Local Authority
Woking

Council Tax Band
E

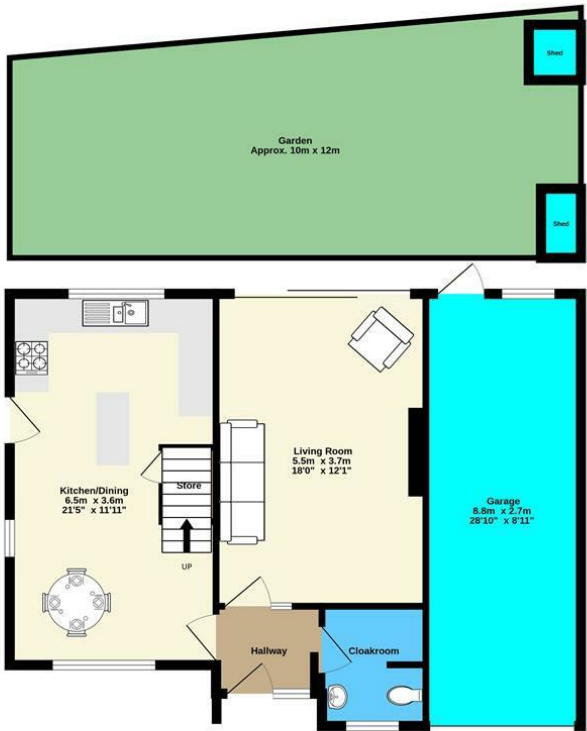
Directions



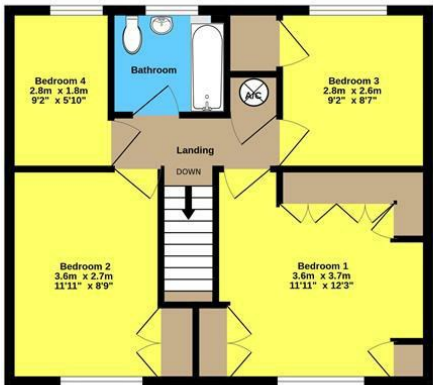
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	58	66

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ground floor
72.6 sq.m. (781 sq.ft.) approx.



1st floor
48.0 sq.m. (517 sq.ft.) approx.

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TOTAL FLOOR AREA : 120.6 sq.m. (1298 sq.ft.) approx.

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