



*Homes of Distinction*





## HORSELL

Fairlawn Park, Horsell, Woking, GU21 4HT

*A five bedroom executive style residence located in a highly sought after development.*

Rarely available, a well appointed five bedroom detached executive style residence set on a southerly secluded plot within walking distance of both Horsell Village and Woking Town Centre & mainline station.

Built by renowned builders Berkely Homes, 'Fairlawn Park' offers a fabulous, peaceful no-through road location, set within a cul-de-sac of just three houses.

There are five good size bedrooms, four of which are doubles. All bedrooms have built in wardrobes and the principal bedroom benefits from a large and well appointed en-suite. On the ground floor, a welcoming reception hall with central turning staircase and cloakroom, double aspect living room, separate dining room, study, a modern kitchen leading to a breakfast/family room, and a utility room.

Outside to the front, there is an abundance of off road parking leading to a detached double garage with automated door. The beautifully landscaped rear garden is mainly laid to lawn with an array of mature flower and shrub borders.



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800











## LOCATION

Situated within the popular village of Horsell, yet a short walk of Woking town centre and its much favoured mainline station with fast and frequent links into London Waterloo in approx 24 mins making this ideally situated for the commuter. Its appeal however runs much deeper than this. Highly regarded schooling, stunning countryside walks not to mention fine gastro pubs, make Horsell village a firm favourite with families as well. The major road networks nearby include the A3, M3, M4 and M25 allowing access into central London or out to the south west of England and all major London Airports including access to Heathrow Airport and the West Country and also into the West End and City. Woking and in particular Horsell has some of the finest state and independent schools in the country which include Halstead Preparatory School for Girls on Woodham Rise, St Andrews School in The Ridgeway, The Horsell Village School, the International School of London located close by off the Old Woking Road, Woking High Secondary in Horsell and St John the Baptist Catholic Secondary located in Woking.











## ACCOMMODATION & SPECIFICATION

- ❖ Detached Executive Residence
- ❖ Four Reception Rooms
- ❖ Five Bedrooms
- ❖ Detached Double Garage
- ❖ Two Bathrooms
- ❖ Walking Distance Of Woking's Mainline Station
- ❖ Secluded Gardens
- ❖ Walking Distance Of Horsell Village
- ❖ Sought After Cul-de-sac Location



# Fairlawn Park, Woking

Approximate Area = 2441 sq ft / 227 sq m (includes garage)

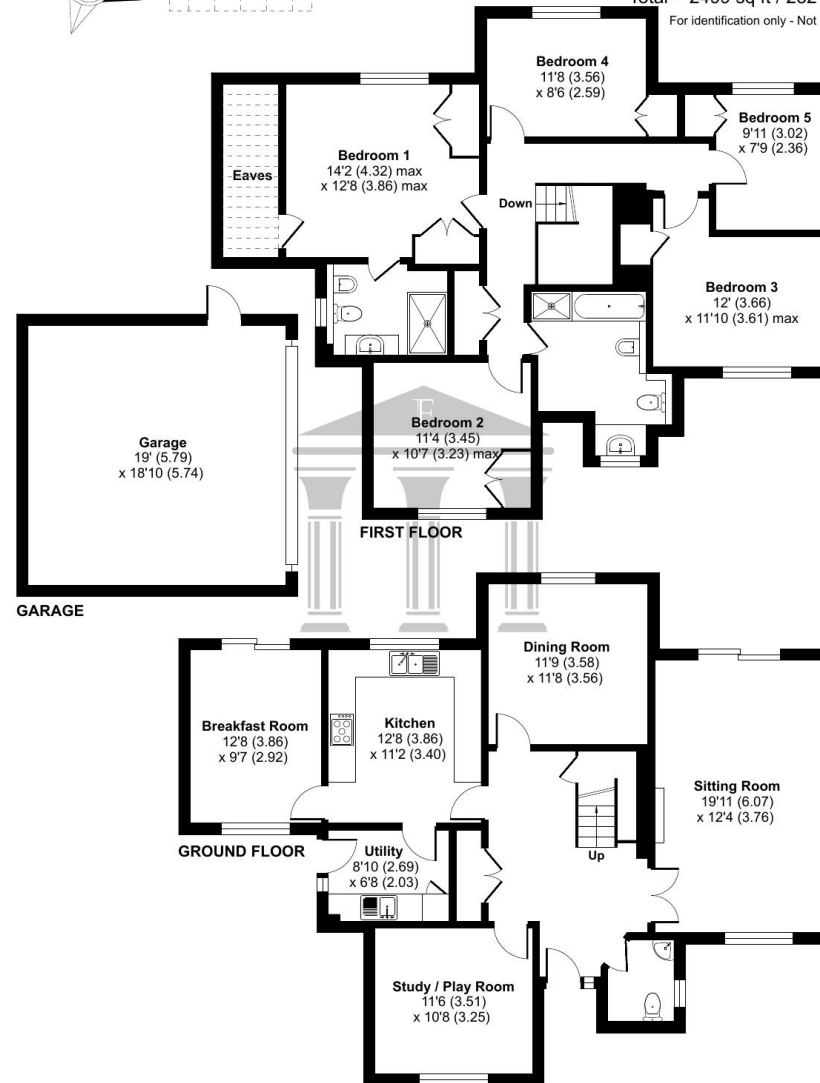
Limited Use Area(s) = 58 sq ft / 5 sq m

Total = 2499 sq ft / 232 sq m

For identification only - Not to scale



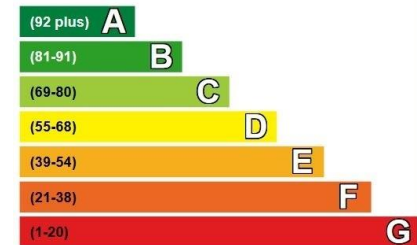
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Foundations Independent Estate Agents. REF: 852582

## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
64	73

Not energy efficient - higher running costs





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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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