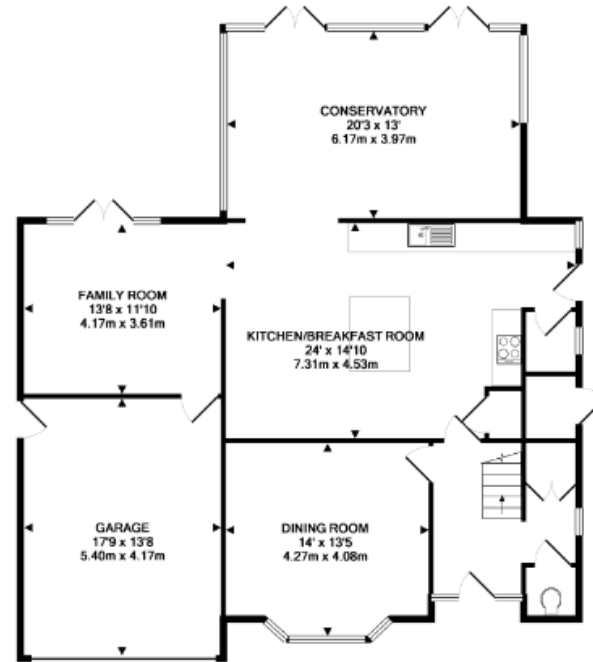




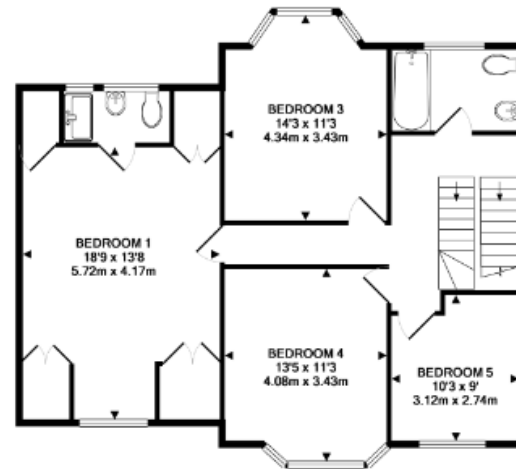
HORSELL

OIRO £1,100,000

A detached five bedroom, three bathroom family residence superbly located down a quiet tree lined cul-de-sac, within walking distance of Horsell Village, Woking Town Centre and mainline station.



GROUND FLOOR
APPROX. FLOOR
AREA 1313 SQ. FT.
(122.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 877 SQ. FT.
(81.5 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 201 SQ. FT.
(18.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 2392 SQ. FT. (222.2 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan, certain of these measurements

Common Close, Horsell, Woking, Surrey, GU21 4DB

- **5 Double Bedrooms**
- **Three Separate Reception Rooms**
- **Three Bathrooms**
- **Open Plan Kitchen/Dining Room**
- **Approximately 100ft Rear Garden**
- **Principal Bedroom With En-Suite**
- **Backing Onto Horsell Common**
- **Cul-de-sac Location**
- **NO ONWARD CHAIN**

A detached five bedroom, three bathroom family residence superbly located down a quiet tree lined cul-de-sac, within walking distance of Horsell Village, Woking Town Centre and mainline station. The property has been expertly extended and features a fabulous rear garden which backs directly onto Horsell Common.

The accommodation comprises an impressive open plan 24ft x 14ft kitchen/dining room which in turn is open plan to the bespoke 20ft x 13ft conservatory enjoying lovely views over the gardens. There are two further separate reception rooms on the ground floor. On the first floor there are four double bedrooms which includes the principal bedroom with vaulted ceiling and en-suite shower room, and a separate family bathroom. The second floor consists of a further double bedroom with a separate shower room. The garden is a particular feature being approximately 100ft in length and backing directly onto Horsell Common. To the front, a horseshoe block paved driveway providing off street parking for numerous cars and leads to a sizeable integral garage. The property is offered to the market with NO ONWARD CHAIN.

Situated within easy reach of both Horsell Village and Woking Town Centre. It's much favoured mainline station offers fast and frequent links into London Waterloo in approx 24 mins, making this ideally situated for the commuter. Highly regarded schooling, stunning countryside walks not to mention fine gastro pubs, make Horsell village a firm favourite with families. 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.

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



