



HORSELL

Guide Price £850,000

An outstanding opportunity awaits with this ideally located, spacious detached house within a short stroll of Woking Town Centre and its mainline station. In need of modernisation, the property holds immense potential for those seeking to craft their dream home in a coveted location.

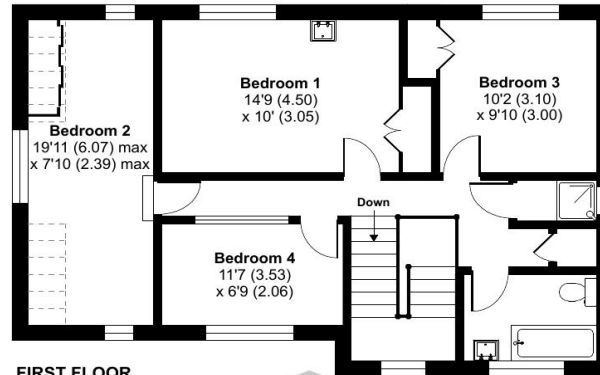
Orchard Drive, Horsell, Woking, GU21

Approximate Area = 2001 sq ft / 185.8 sq m (includes garage)

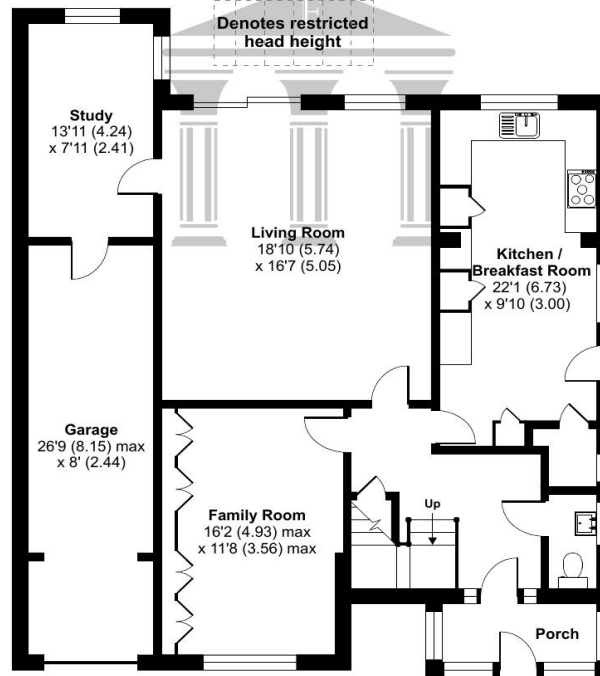
Limited Use Area(s) = 30 sq ft / 2.8 sq m

Total = 2031 sq ft / 188.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Orchard Drive, Horsell, Woking, Surrey, GU21

- **Four Bedrooms**
- **Three Reception Rooms**
- **Kitchen/Breakfast Room**
- **Garage & Off Street Parking**
- **Walking Distance of Mainline Station**
- **In Need of Modernisation**
- **NO ONWARD CHAIN**

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The well-conceived layout includes an enclosed entrance porch, a kitchen/breakfast room, and three reception rooms, providing versatile spaces for both everyday living and entertaining. A convenient downstairs cloakroom adds a practical touch to the ground floor. Ascending upstairs, you will find four bedrooms, a family bathroom, plus a separate shower, offering ample accommodation for a growing family.

The outdoor spaces complement the home beautifully, with a mature rear garden that backs onto woodland, providing a serene and private backdrop. At the front, a driveway offers off-street parking and leads to a garage, enhancing the property's practicality. The added benefits of double glazing and the property being offered to the market with NO ONWARD CHAIN make this an enticing opportunity for those looking to make their mark on a well-positioned and generously sized family home.

Nestled within the convenient proximity of both Horsell Village and Woking Town Centre, this location boasts an enviable mainline station that provides swift and frequent connections to London Waterloo in approximately 24 minutes, making it an idyllic choice for commuters. Horsell Village is renowned for its exceptional schools, breathtaking countryside strolls, and an array of exquisite gastro pubs, rendering it a beloved destination for families. Furthermore, the nearby major road networks, including the A3, M3, M4, and M25, facilitate effortless travel to central London, the south west of England, and all key London Airports, including Heathrow. With top-tier state and independent schools, Woking, and particularly Horsell, stands out for its exceptional education offerings. Woking itself boasts a vibrant city centre, replete with a diverse selection of bars, cafes, restaurants, and shopping opportunities, including the Peacocks centre, home to the New Victoria Theatre and a multi-screen cinema.

Council Tax Band G

EPC Rating D

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.



