



HORSELL

OIRO £800,000

Nestled within a Quiet Cul-de-Sac – Just a Short Walk to Woking Town Centre & Mainline Station
Offered to the market with no onward chain, this versatile 3/4 bedroom detached home presents an excellent opportunity for buyers seeking a property with scope to improve and extend (subject to the usual consents).

Brynford Close, Horsell, Woking, GU21

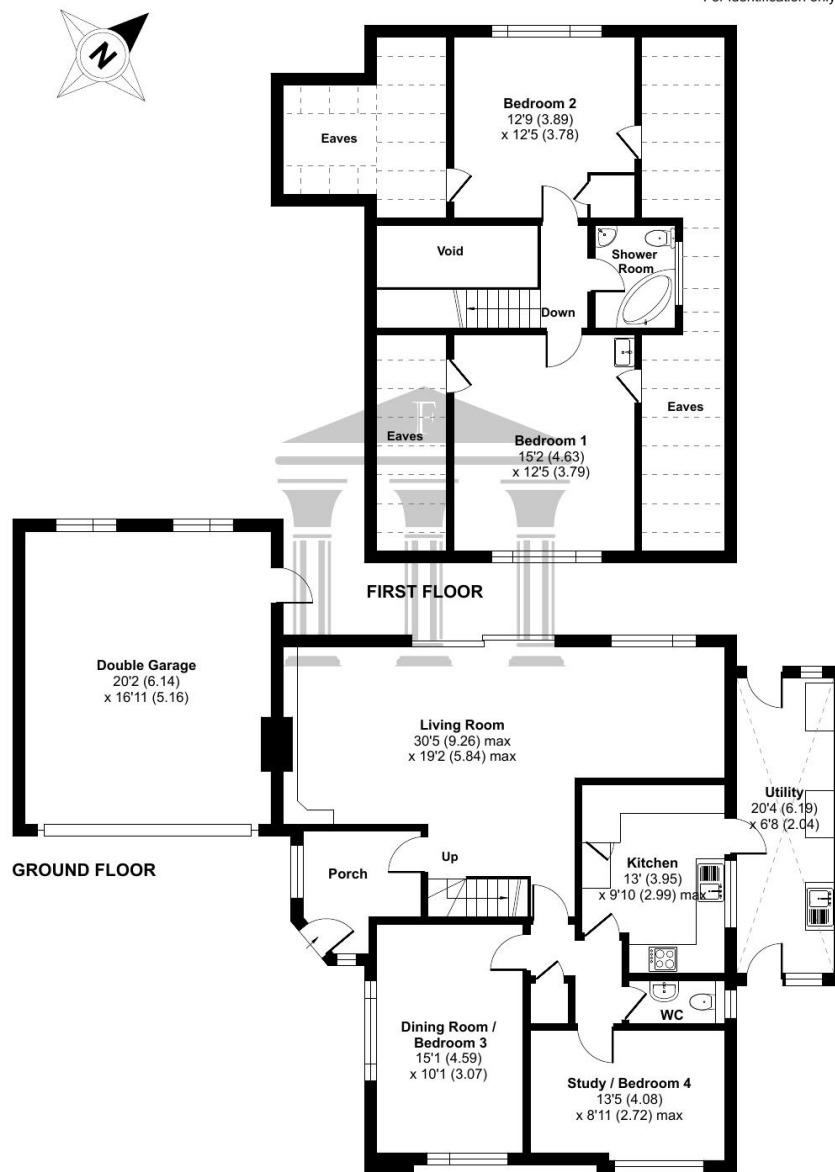
Approximate Area = 1555 sq ft / 144.4 sq m (excludes void)

Limited Use Area(s) = 395 sq ft / 36.6 sq m

Garage = 341 sq ft / 31.6 sq m

Total = 2291 sq ft / 212.8 sq m

For identification only - Not to scale



Brynford Close, Horsell, Woking, Surrey

- 3/4 Bedrooms.
- 2/3 Reception Rooms
- Versatile Accommodation
- Potential to Extend (Subject to Usual Consent)
- In Need of Modernisation
- Horseshoe Driveway
- Walking Distance to Woking Town Centre and Mainline Station
- No Onward Chain

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Situated in a peaceful cul-de-sac, the home offers flexible accommodation with 2/3 reception rooms, providing the potential to tailor the layout to suit your lifestyle. While the property would benefit from modernisation, it holds fantastic promise to create a bespoke family home in a sought-after location.

Externally, the property features a horseshoe driveway offering ample off-street parking, leading to a detached garage. The plot offers further potential for extension, subject to planning permission.

A rare opportunity in such a prime location – early viewing is highly recommended. With top-tier state and independent schools, Woking, and particularly Horsell, stands out for its exceptional education offerings. Woking itself boasts a vibrant town 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 F EPC Rating E Tenure: Freehold

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.



