



HORSELL

£950,000

Nestled in the heart of Horsell Village, this four-bedroom detached family home enjoys a prime location within walking distance of local amenities and well-regarded schools.

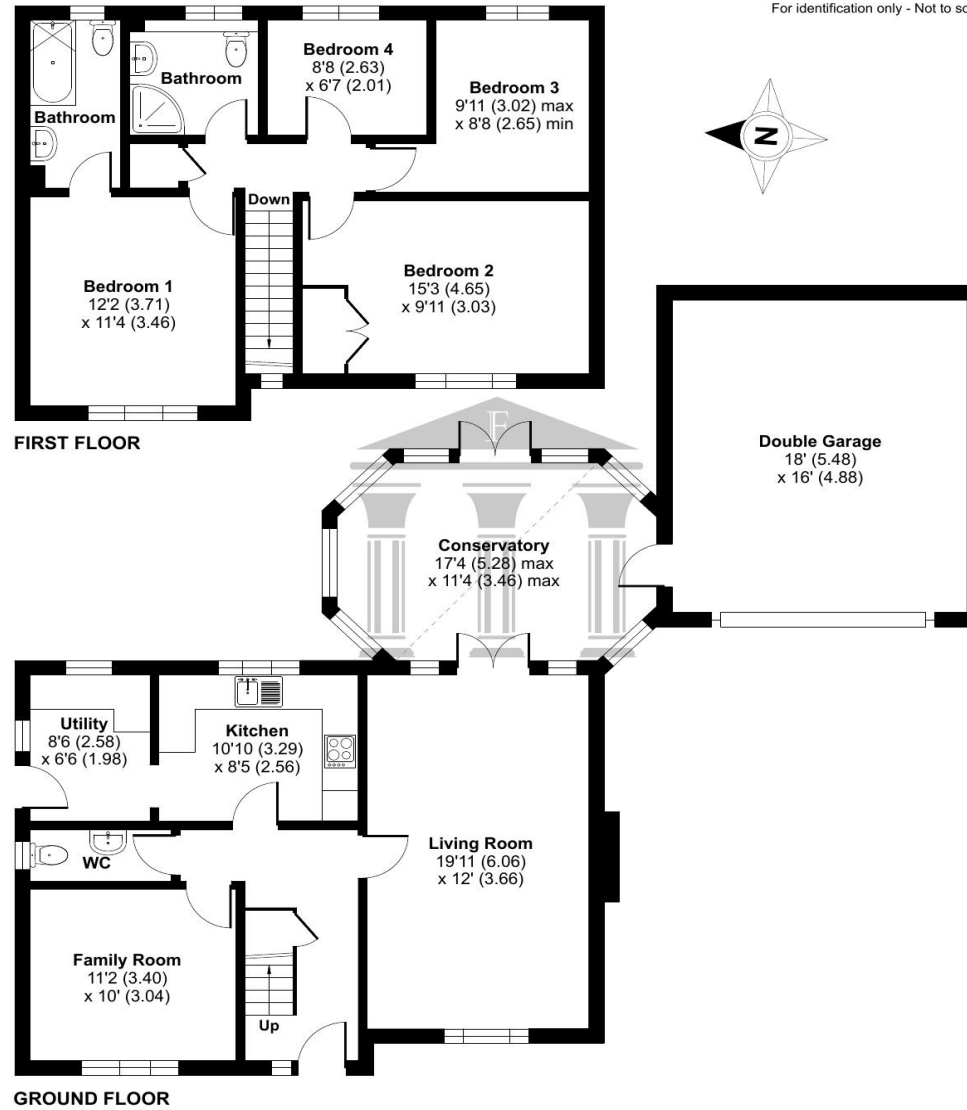
Rosehill Avenue, Woking, GU21

Approximate Area = 1470 sq ft / 136.6 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 1758 sq ft / 163.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Foundations Independent Estate Agents. REF: 1272079

Rosehill Avenue, Horsell, Woking, Surrey, GU21

- **Four Bedroom Detached Family Residence**
- **Well Appointed Kitchen**
- **Two Separate Reception Rooms**
- **Double Glazed Conservatory**
- **En-Suite Bathroom To Principal Bedroom**
- **Corner Plot Garden**
- **Large Garage**
- **NO ONWARD CHAIN**

Nestled in the heart of Horsell Village, this four-bedroom detached family home enjoys a prime location within walking distance of local amenities and well-regarded schools. Offering both convenience and charm, the residence is thoughtfully designed to provide spacious and versatile living accommodation, making it an ideal choice for families seeking a well-connected yet peaceful setting.

The ground floor boasts a well-appointed kitchen, complemented by a separate utility room for added convenience. A double-aspect living room provides a bright and welcoming space for relaxation, while a separate family room offers additional versatility for various needs and a generously sized, double-glazed conservatory, which seamlessly connects indoor and outdoor living, creating an inviting environment for entertaining or unwinding. Upstairs, the property features four well-proportioned bedrooms, including a principal suite with its own en-suite bathroom. The remaining bedrooms are served by a modern family bathroom, ensuring comfort and practicality for the entire household. Each bedroom benefits from ample natural light, enhancing the sense of space and tranquillity throughout the home.

Externally, the property occupies a corner plot, offering an attractive and private garden. The front of the home features a spacious driveway with ample parking for multiple vehicles, leading to a large garage. Adding to its appeal, the property is presented to the market with NO ONWARD CHAIN, providing a fantastic opportunity for a smooth and hassle-free purchase.

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 26 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 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 C - Tenure: Freehold



