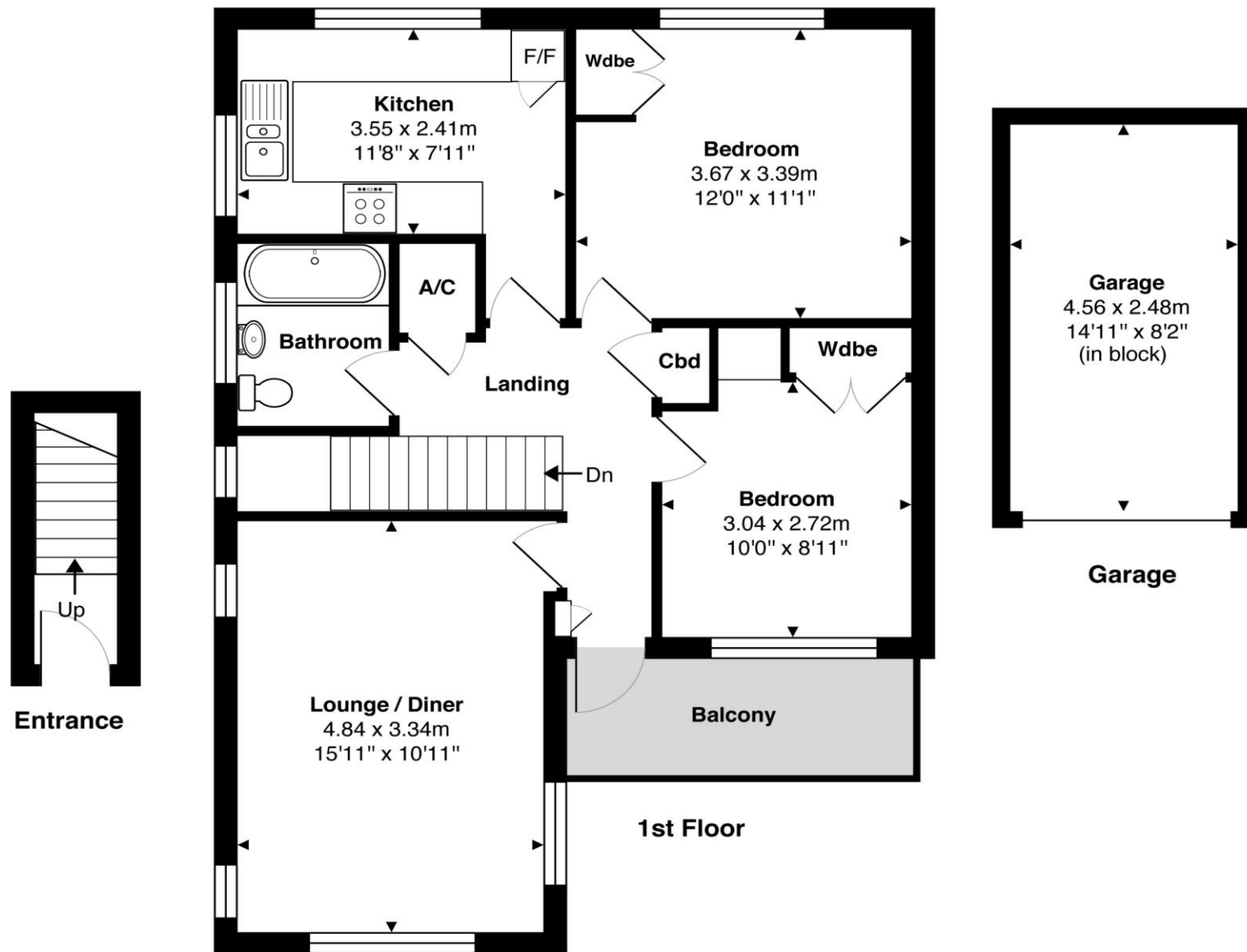




**HORSELL**

**£320,000**

**Situated within easy walking distance of the charming Horsell Village and its range of local amenities, this rarely available first-floor maisonette presents an excellent opportunity for buyers seeking well-balanced accommodation in a desirable location.  
NO ONWARD CHAIN.**



Total Approx. Gross Internal Area 64.2 m<sup>2</sup> ... 691 ft<sup>2</sup> (excluding balcony, garage)

All measurements are approximate and for display purposes only. Not to scale.

## Cromar Court, High Street, Horsell, Woking, Surrey, GU21

- **First Floor Maisonette**
- **Two Double Bedrooms**
- **Spacious Kitchen**
- **Well Appointed Bathroom**
- **Generous Reception Room**
- **Private Balcony**
- **Garage In A Block**
- **NO ONWARD CHAIN**

Situated within easy walking distance of the charming Horsell Village and its range of local amenities, this rarely available first-floor maisonette presents an excellent opportunity for buyers seeking well-balanced accommodation in a desirable location. Offering two generously sized double bedrooms, the property combines comfort, practicality, and convenience in equal measure.

The interior features a spacious and light-filled reception room, ideal for relaxing or entertaining. A well-proportioned kitchen provides ample storage and workspace, while the modern bathroom is finished to a good standard. Each room benefits from a thoughtful design and a layout that maximises natural light and space. One of the key highlights of this home is the private balcony, perfect for enjoying a quiet moment outdoors. Additional benefits include double-glazed windows throughout and a garage situated in a nearby block, offering secure parking or additional storage.

Offered to the market with no onward chain, this maisonette is an ideal choice for first-time buyers, downsizers, or investors looking for a well-maintained property in a sought-after area. Early viewing is highly recommended.

Ideally positioned within the charming Horsell Village and vibrant Woking Town Centre, this location offers an exceptional balance of lifestyle, connectivity, and natural beauty. Woking's mainline station provides fast and frequent services to London Waterloo in approximately 24 minutes, making it a prime choice for commuters. The nearby road networks — including the A3, M3, M4, and M25 — ensure easy access to central London, the southwest of England, and all major London airports, including Heathrow. Horsell Village retains a strong sense of community and is celebrated for its picturesque countryside walks, renowned gastro pubs, and outstanding schools, both state and independent. It is home to institutions such as Horsell Village Primary School, Woking High School and Halstead St Andrew's. This educational excellence makes the area especially appealing to families. Woking itself presents a dynamic town centre filled with an eclectic mix of high street and boutique shopping, including the popular Peacocks Centre, home to the New Victoria Theatre and a multi-screen cinema. A wide variety of restaurants, cafes, and delicatessens cater to every culinary taste. Residents can also enjoy the tranquillity of nearby Horsell Common and scenic walks along the Basingstoke Canal, offering a perfect blend of urban convenience and rural charm.

Council Tax Band C - EPC Rating D - Tenure: Leasehold 936 Remaining 07/2025 - Ground Rent: £10 PA





