



**HORSELL**

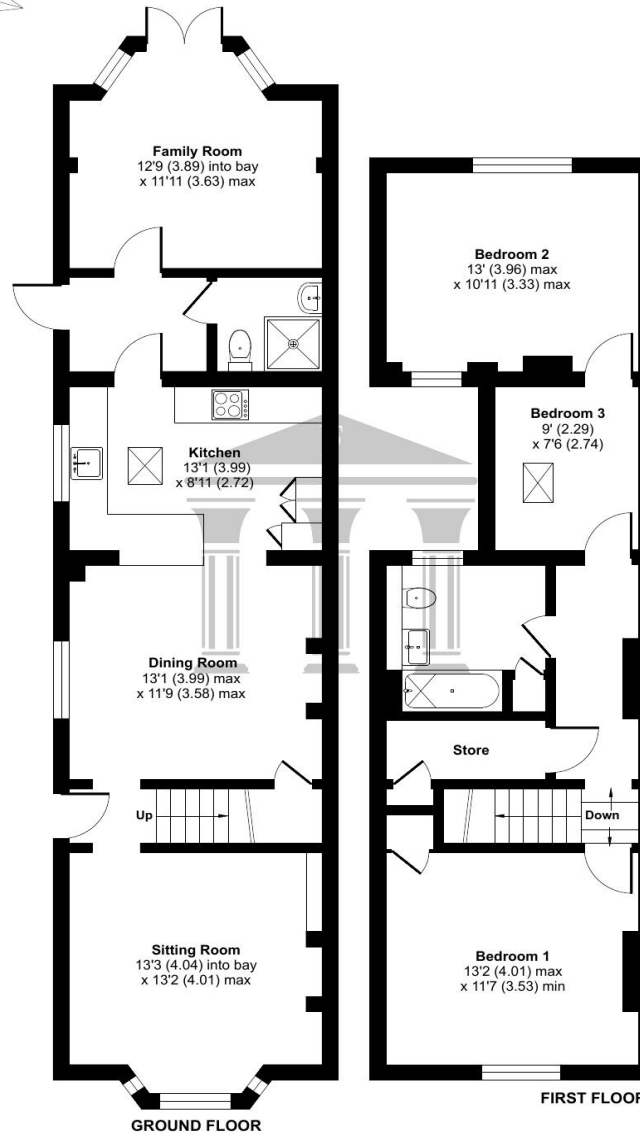
**OIEO £650,000**

**An attractive three bedroom  
semi detached Victorian family  
residence which is substantially  
larger than its outward  
appearance.**

# Abbey Road, Horsell, Woking, GU21

Approximate Area = 1310 sq ft / 121.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Foundations Independent Estate Agents. REF: 815311

## Abbey Road, Horsell, Woking, Surrey, GU21 4PQ

- **Attractive Victorian Residence**
- **Open Plan Kitchen/Dining Room**
- **Wealth Of Character Features**
- **Three Bedrooms**
- **Three Separate Reception Rooms**
- **Moments From The Village Cricket Green**
- **Catchment For Local Schools**

An attractive three bedroom semi detached Victorian family residence which is substantially larger than its outward appearance. This charming period property is superbly located in the heart of Horsell Village within a short walk of Woking Town Centre and its mainline station, and Horsell's popular village amenities and schools.

Featuring an impressive two storey rear extension which allows for a lovely open plan kitchen/dining room, family room/bedroom four with adjacent wet room, sitting room and a utility. Upstairs there are three bedrooms and a well appointed family bathroom. The first floor of the property has been designed to easily accommodate a loft conversion, subject to the usual consent. The property also benefits from engineered oak flooring to all reception rooms, underfloor heating in the kitchen, family room and bathrooms, and a good size rear garden.

Internal viewings are highly recommended via the vendor's sole agents.

Situated within the popular village of Horsell, yet a short walk of Woking town centre and its much favoured mainline station with fast and frequent links into London Waterloo in approx 24 mins making this ideally situated for the commuter. Its appeal however runs much deeper than this. Highly regarded schooling, stunning countryside walks not to mention fine gastro pubs, make Horsell village a firm favourite with families as well. 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 which include Halstead Preparatory School for Girls on Woodham Rise, St Andrews School in The Ridgeway, The Horsell Village School, the International School of London located close by off the Old Woking Road, Woking High Secondary in Horsell and St John the Baptist Catholic Secondary located in Woking.

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.



