



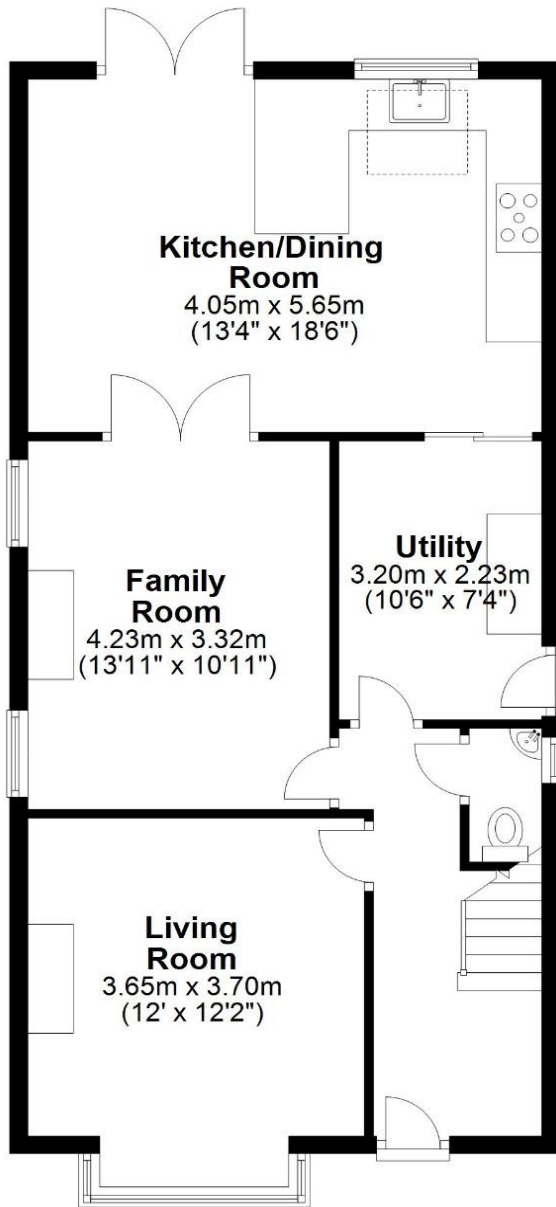
**HORSELL**

**£875,000**

**A well presented four bedroom, two bathroom detached family residence, superbly located in a peaceful and highly sought after cul-de-sac in the heart of Horsell Village. The property benefits from a large two storey extension.**

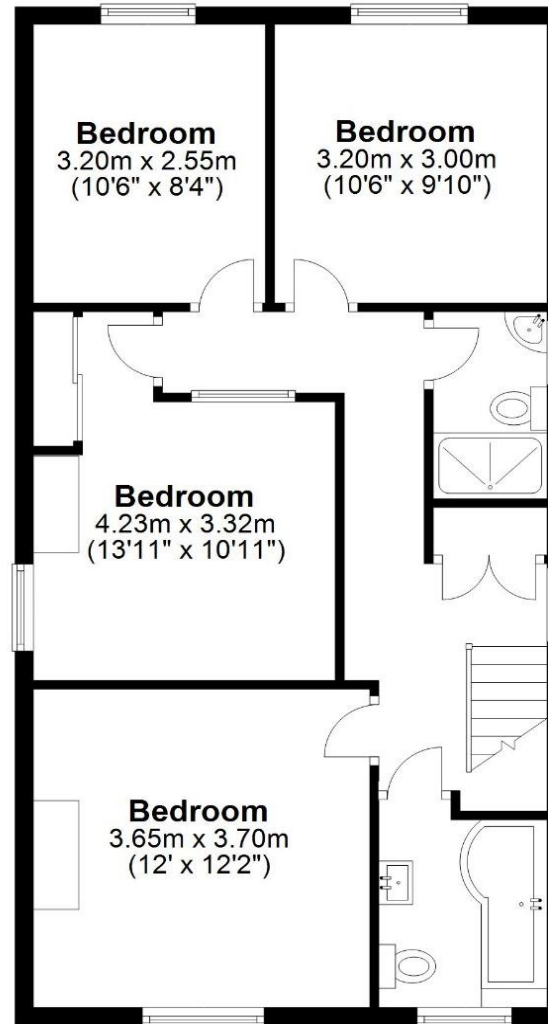
## Ground Floor

Approx. 69.2 sq. metres (744.5 sq. feet)



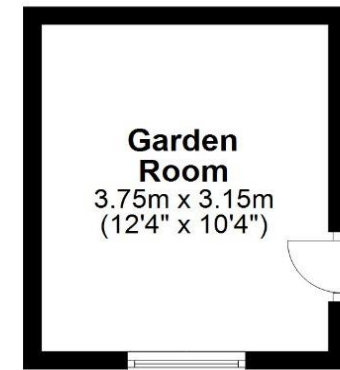
## First Floor

Approx. 63.8 sq. metres (686.4 sq. feet)



## Garden Room

Approx. 11.8 sq. metres (127.4 sq. feet)



Total area: approx. 144.8 sq. metres (1558.3 sq. feet)



## Holyoake Avenue, Horsell, Woking, Surrey, GU21 4PW

- **Four Large Bedrooms**
- **Two Reception Rooms**
- **Utility Room**
- **Two Bathrooms**
- **Open Plan Kitchen/Dining Room**
- **Off Street Parking**
- **Approximately 100ft Rear Garden**
- **Downstairs Cloakroom**
- **Walking Distance Of Woking Town Centre**

A well presented four bedroom, two bathroom detached family residence, superbly located in a peaceful and highly sought after cul-de-sac in the heart of Horsell Village.

The property benefits from a large two storey extension. On the ground floor, the property enjoys two separate reception rooms, a lovely open plan kitchen/dining room, utility room and downstairs cloakroom. Upstairs, there are four large bedrooms, a well appointed family bathroom and a separate shower room. The garden is a real feature, being approximately 100ft in length, mainly laid to lawn and benefits from a large shed and a brick built home office.

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.

Council tax band E - 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.





