



**HORSELL**

**£600,000**

**Nestled within a quiet cul-de-sac and conveniently situated for easy access to Woking Town Centre and the mainline station, this detached family home presents a world of potential.**

# Holyoake Avenue, Horsell, Surrey, GU21

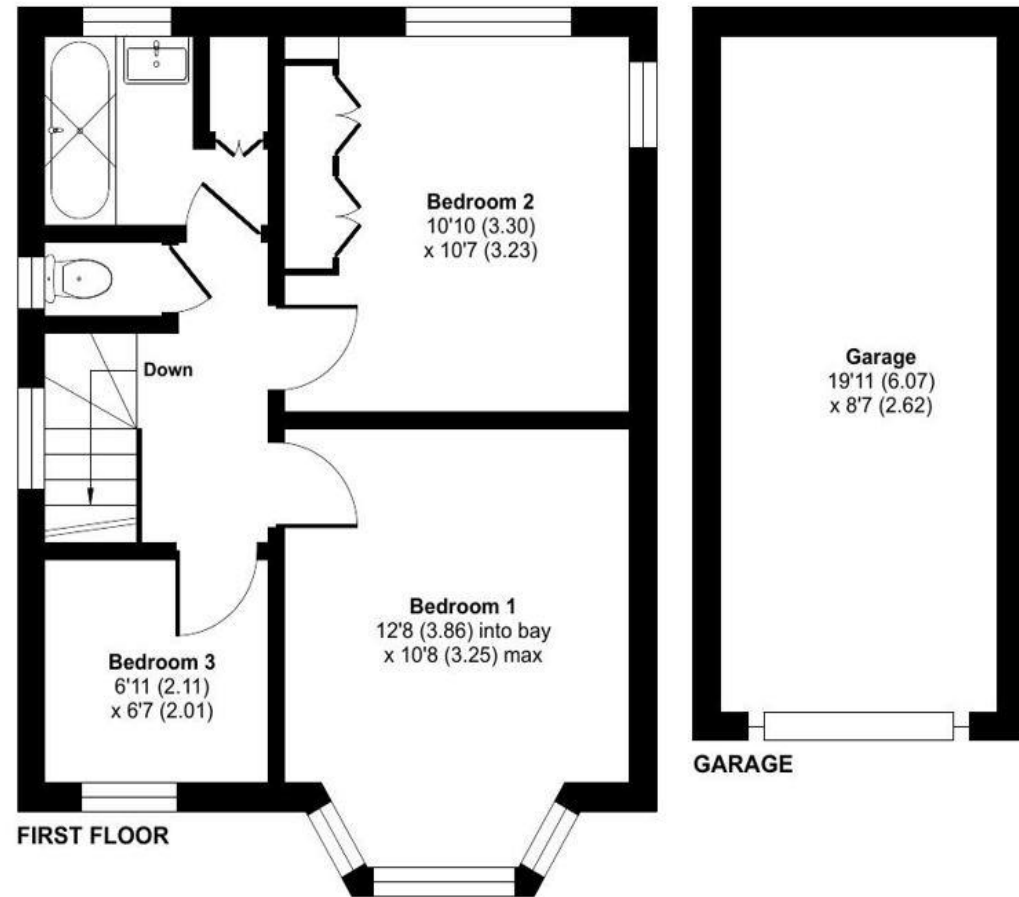
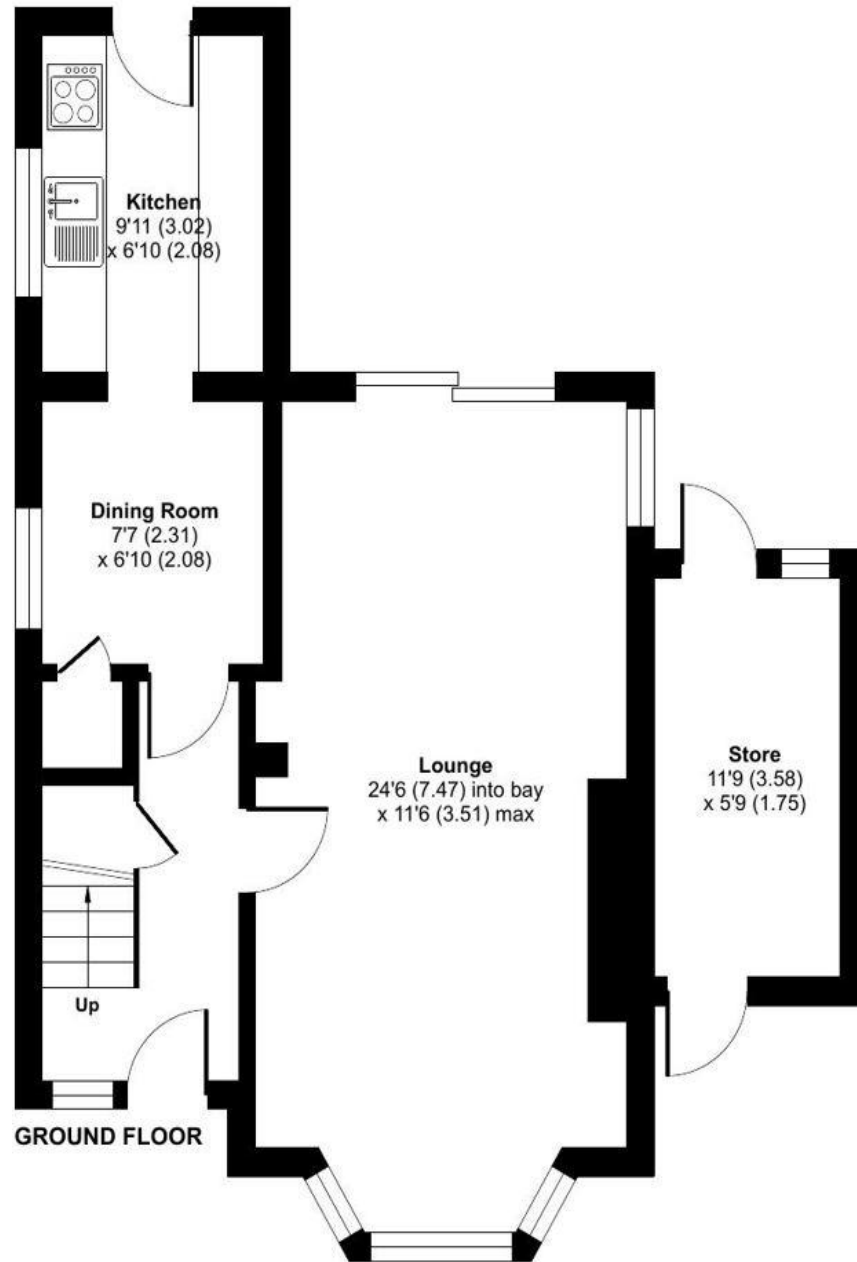
Approximate Area = 887 sq ft / 82.4 sq m

Garage = 171 sq ft / 15.8 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Total = 1126 sq ft / 104.5 sq m

For identification only - Not to scale



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

- **Detached Family Home**
- **Three Bedrooms**
- **Garage**
- **Quiet Cul-de-sac Location**
- **Spacious Rear Garden**
- **NO ONWARD CHAIN**

Nestled within a quiet cul-de-sac and conveniently situated for easy access to Woking Town Centre and the mainline station, this detached family home presents a world of potential. The accommodation greets you with a generous open-plan 24ft lounge/dining room, offering a versatile living space ideal for family gatherings and entertainment. Additionally, the property features a kitchen and breakfast room, providing ample room for your culinary creations. Upstairs three bedrooms and a family bathroom completes the accommodation.

Outside, the property offers off-street parking at the front leading to a garage for your convenience. The rear garden is a haven with a patio area and a spacious lawned section, offering a delightful outdoor retreat for relaxation and al-fresco dining. While this home is in need of modernisation, it presents a fantastic opportunity to create the ideal family residence tailored to your personal tastes and preferences. Don't miss the chance to transform this property into your dream home in a prime location.

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 24 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 city 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 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.



