



**HORSELL**

**£735,000**

**Located in a sought-after cul-de-sac within walking distance of Woking Town Centre and the mainline station.**

# Fenns Way, Horsell, Woking, GU21

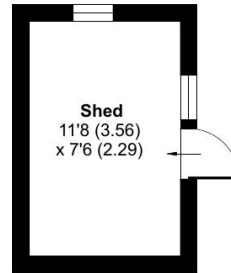
Approximate Area = 1119 sq ft / 103.9 sq m

Garage = 123 sq ft / 11.4 sq m

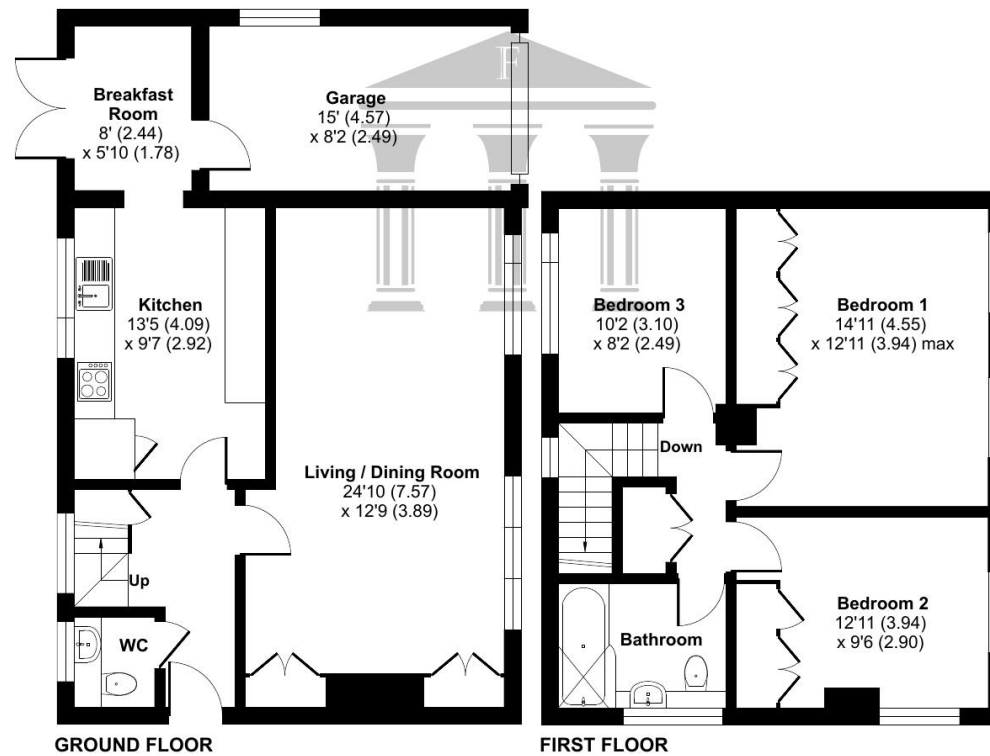
Outbuilding = 88 sq ft / 8.1 sq m

Total = 1330 sq ft / 123.4 sq m

For identification only - Not to scale



OUTBUILDING



## Fenns Way, Horsell, Woking, Surrey, GU21

- **Detached Family Residence**
- **Three Double Bedrooms**
- **Living/Dining Room**
- **Kitchen/Breakfast Room**
- **Downstairs Cloakroom**
- **Attached Garage & Driveway**
- **Secluded Rear Garden**
- **Potential To Extend STPP**

Located in a sought-after cul-de-sac within walking distance of Woking Town Centre and the mainline station. The ground floor offers a well-appointed, kitchen/breakfast room, perfect for family gatherings and culinary adventures. The light and airy living/dining room is ideal for relaxation and entertaining, while a convenient downstairs cloakroom adds to the practicality of the layout.

Ascending to the first floor, you will find three generously sized double bedrooms, each providing a tranquil retreat, and a family bathroom. The exterior features a front driveway leading to an attached garage, ensuring ample parking and storage space. The mature, secluded rear garden offers a private oasis for outdoor activities and relaxation. With enormous potential for enlargement, subject to the usual consents, this property presents a unique opportunity to create 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 F - EPC Rating D - Tenure: Freehold

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.



