



**HORSELL**

**£685,000**

**Situated in a prime, sought-after village location, this charming detached period home has the perfect blend of character and convenience.**

# Abbey Road, Horsell, Woking, GU21

Approximate Area = 1145 sq ft / 106.4 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 1303 sq ft / 121 sq m

For identification only - Not to scale



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

- **Detached Three Bedroom Period Home**
- **Modern Open-Plan Kitchen/Dining Room**
- **Three Separate Reception Rooms**
- **Family Bathroom**
- **Secluded Rear Garden**
- **Private Driveway With Electric Charging Point**
- **Garden Room/Home Office With Heating & Air Conditioning**
- **Walking Distance Of Mainline Station**

Situated in a prime, sought-after village location, this charming detached period home has the perfect blend of character and convenience. A short walk from Horsell Village, Woking Town Centre, and the mainline station, the property offers both tranquil village living and easy access to shops, restaurants and entertainment.

Step inside to find a thoughtfully designed open-plan kitchen/dining room with engineered oak flooring throughout, ideal for both everyday living and entertaining. Complemented by two further distinct reception rooms, the property allows ample space for relaxation, work, or family gatherings. The first-floor landing leads to three bedrooms and a well-appointed family bathroom. Outside, the property benefits from off-street parking to the front and a secluded rear garden, with a large lawn and an inviting patio area perfect for outdoor dining and entertaining. There is also a brick-built garden room, perfect to be also used as a home office. This charming home combines period character with modern living, presenting a rare opportunity to experience village life within easy reach of London connections.

**Location** - Close to both Horsell Village and Woking Town Centre, this location benefits from a major mainline station with fast, frequent connections to London Waterloo in approximately 26 minutes, making it a great choice for commuters. Horsell Village is renowned for its exceptional schools, beautiful countryside strolls, and an array of excellent gastro pubs. Woking is close to the A3, M3, M4, and M25, making it easy to get to 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 town centre, with plenty of bars, cafes, restaurants, shops and entertainment.

Council Tax Band D - 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.



