



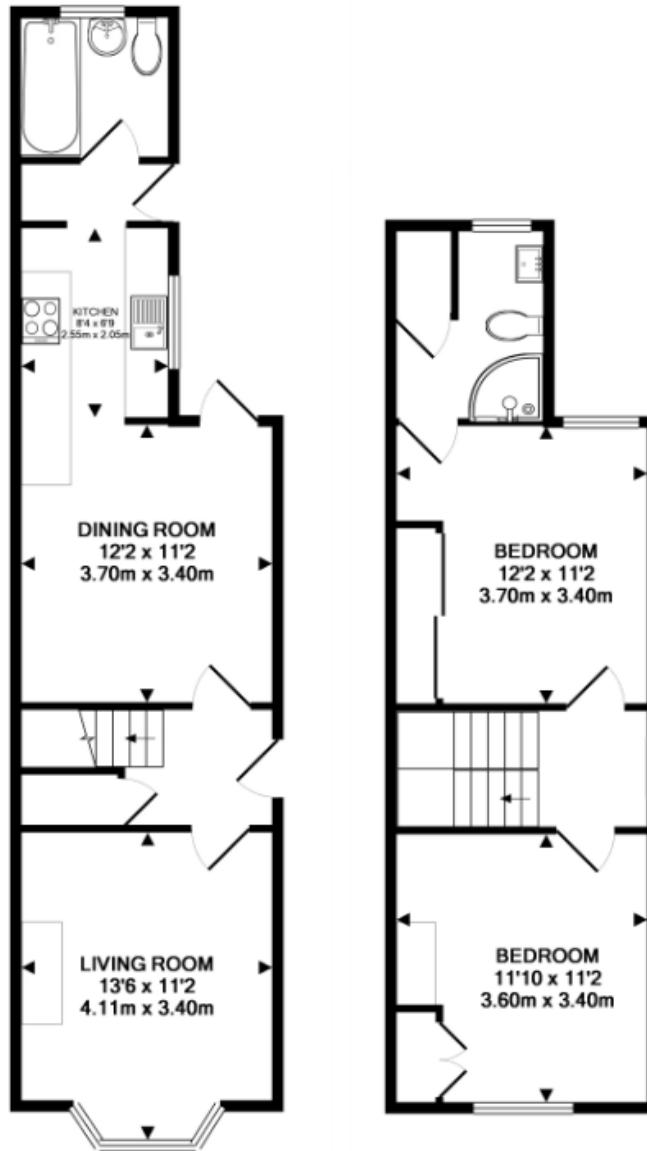
**HORSELL**

**£475,000**

Introducing this charming semi-detached character cottage, nestled in the highly sought-after Horsell Village. Ideally located just a short walk from Woking's mainline rail station, this property offers a swift 25-minute commute to London



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GROUND FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## Well Lane, Horsell, Woking, Surrey, GU21

- **Semi Detached House**
- **Two Bedrooms**
- **Kitchen/Dining Room**
- **Living Room With Feature Fireplace & Bay Window**
- **Downstairs Bathroom**
- **Upstairs Family Bathroom**
- **Rear Garden**
- **Drive Providing Off Street Parking**
- **NO ONWARD CHAIN**

Introducing this charming semi-detached character cottage, nestled in the highly sought-after Horsell Village. Ideally located just a short walk from Woking's mainline rail station, this property offers a swift 25-minute commute to London Waterloo, making it perfect for professionals and families alike. The cottage is also conveniently close to excellent local schools, shops, and amenities, ensuring a practical and pleasant lifestyle.

Inside, the property features two separate reception rooms and a spacious kitchen/dining room, creating a warm and inviting space for family living. A well-appointed downstairs bathroom adds to the ground floor's appeal. Upstairs, the first-floor landing leads to two comfortable bedrooms, including the generous principal bedroom, which benefits from an en-suite shower room for added privacy and convenience.

Outside, the property is complemented by a rear garden, offering a retreat for relaxation or entertaining. To the front, there is off street parking for one car. With its blend of character, space, and practicality, this delightful home is a rare find in a highly desirable location.

**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 26 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 town 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 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.



