



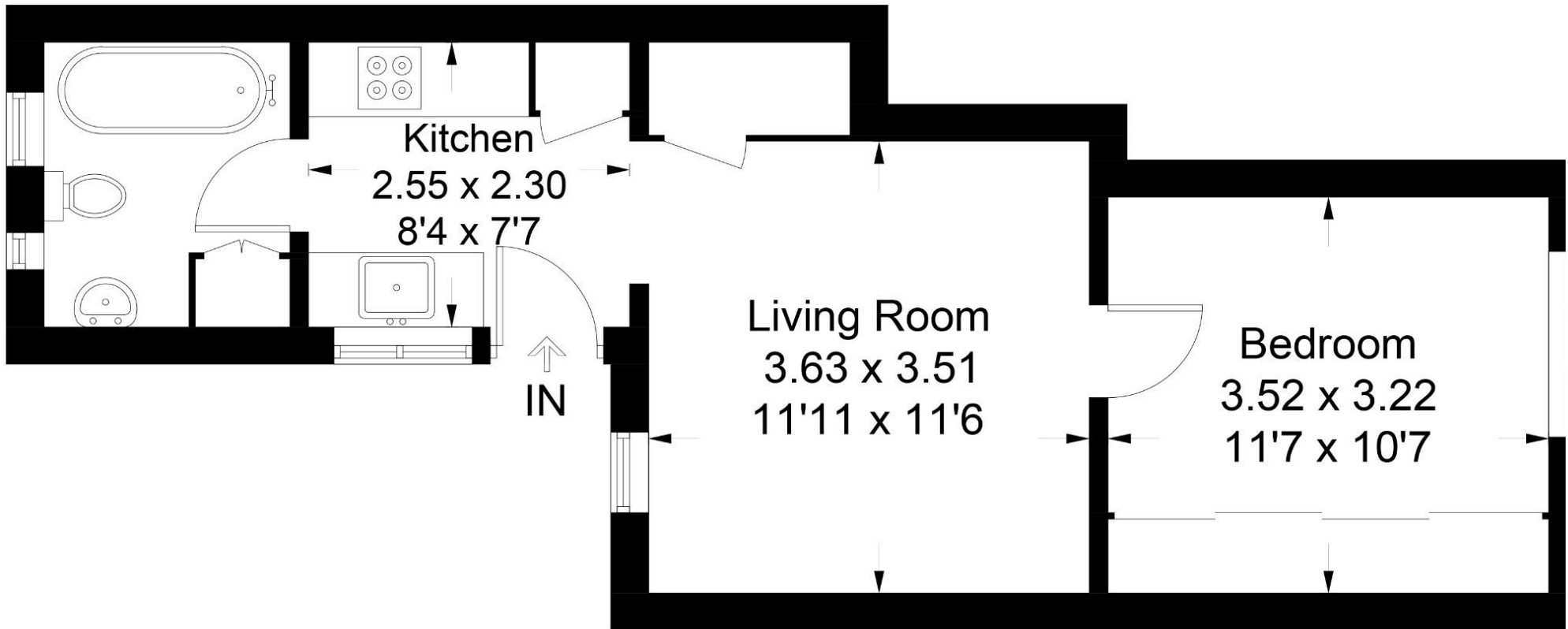
HORSELL

OIEO £300,000

**Welcome to this exquisite
ground floor maisonette,
featuring its own private
garden of approximately
100ft.**

5 Lindfield Terrace, Bury Lane, Horsell, GU21 4RX

Approximate Gross Internal Area = 36.9 sq m / 397 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID578082)

5 Lindfield Terrace, Bury Lane, Horsell, Woking, Surrey, GU21 4RX

- **One Bedroom Ground Floor Maisonette**
- **Luxurious Kitchen**
- **Beautifully Appointed Bathroom**
- **Double Glazed Windows**
- **Off Road Parking**
- **Walking Distance Of Horsell Village & Woking Mainline Station**
- **Approx 100ft Rear Garden**

Welcome to this exquisite ground floor maisonette, featuring its own private garden of approximately 100ft. This beautifully refurbished property offers a luxurious kitchen with integrated appliances, a cosy living room, front aspect bedroom, and a beautifully appointed bathroom. The residence is enhanced by double glazed windows, ensuring both comfort and energy efficiency.

Externally, the property boasts a drive providing off-road parking for two cars. The expansive rear garden is primarily laid to lawn, complemented by a charming patio area perfect for outdoor entertaining. Ideally situated within walking distance of Horsell Village, Woking Town Centre, and the mainline station, this maisonette offers both convenience and tranquillity. Additionally, the property is being sold with the entire freehold, presenting a unique and valuable opportunity for prospective buyers.

Horsell is a premier residential area in Woking, known for its charming village ambiance featuring independent cafes and shops, as well as its picturesque rural environment with extensive walking opportunities on Horsell Common and along the Basingstoke Canal. This blend of convenience and natural beauty makes it an ideal location for a serene yet vibrant lifestyle. Woking itself boasts a bustling 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. 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.

Council Tax Band B - EPC Rating D

Tenure: Freehold - Sold with a lease of 115 Years (2024)

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.



Energy Efficiency Rating

