



HORSELL

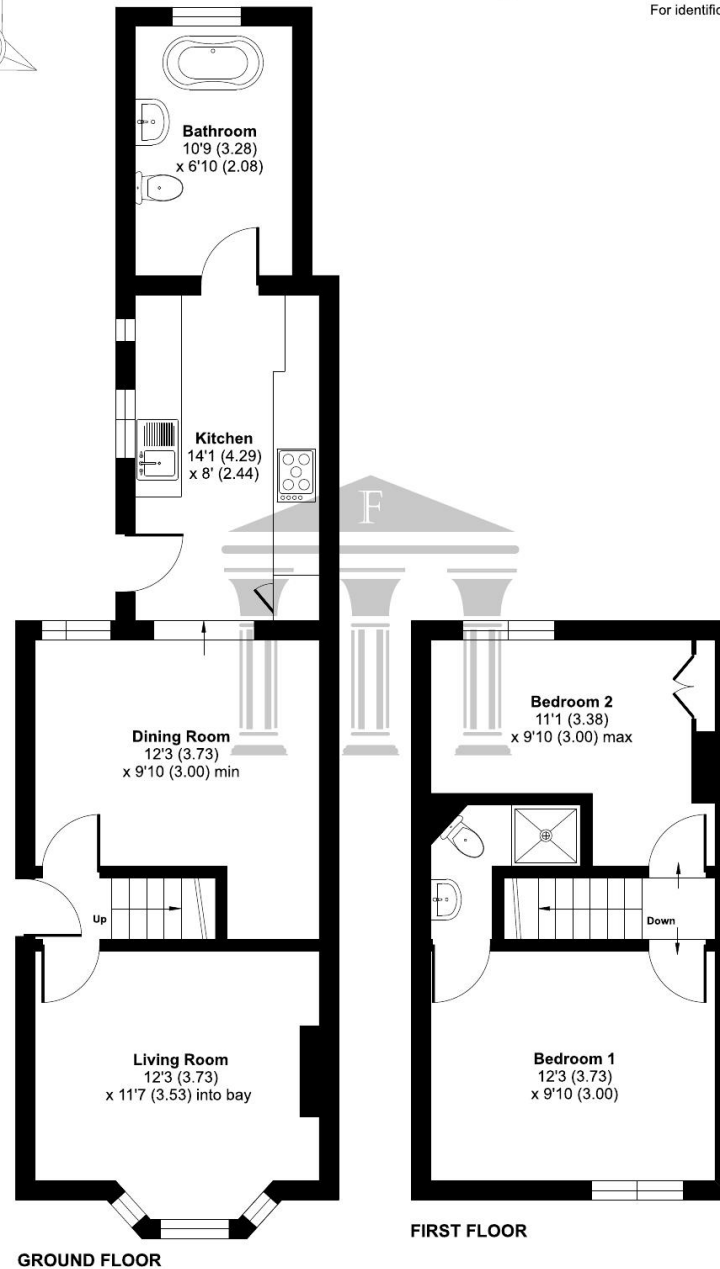
£495,000

We are pleased to present this charming semi-detached Victorian cottage, ideally situated within easy walking distance of both Horsell Village and Woking Town Centre, as well as the highly regarded mainline station.

Arthurs Bridge Road, Woking, GU21

Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Foundations Independent Estate Agents. REF: 1193064

Arthurs Bridge Road, Horsell, Woking, Surrey, GU21

- **Semi Detached Victorian Cottage**
- **Well Appointed Kitchen**
- **Two Separate Reception Rooms**
- **Feature Period Fireplaces**
- **Two Double Bedrooms**
- **En-Suite To The Principal Bedroom**
- **Driveway Parking**
- **Walking Distance Of Woking's Mainline Station**

We are pleased to present this charming semi-detached Victorian cottage, ideally situated within easy walking distance of both Horsell Village and Woking Town Centre, as well as the highly regarded mainline station, offering direct access to London. This delightful property combines period character with modern comforts, making it an ideal home for those seeking both convenience and timeless appeal.

Inside, the accommodation boasts a beautifully appointed kitchen and two separate reception rooms, both with elegant period fireplaces, adding warmth and character to the living spaces. Upstairs, there are two double bedrooms, including a principal bedroom with an en-suite shower room, while a modern family bathroom serves the rest of the home.

Externally, the property offers a generous garden with convenient side access, perfect for outdoor relaxation or entertaining. The front of the house benefits from off-street parking on a private driveway, a valuable asset in this sought-after location. This cottage is a perfect blend of period charm and modern convenience, offering a wonderful lifestyle opportunity in a desirable area.

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 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.



