



HORSELL

£725,000

We are pleased to present this beautifully maintained period residence, nestled in the heart of Horsell Village. This charming property offers both character and convenience, with local shops, highly regarded schools, and Woking Town Centre all within walking distance.



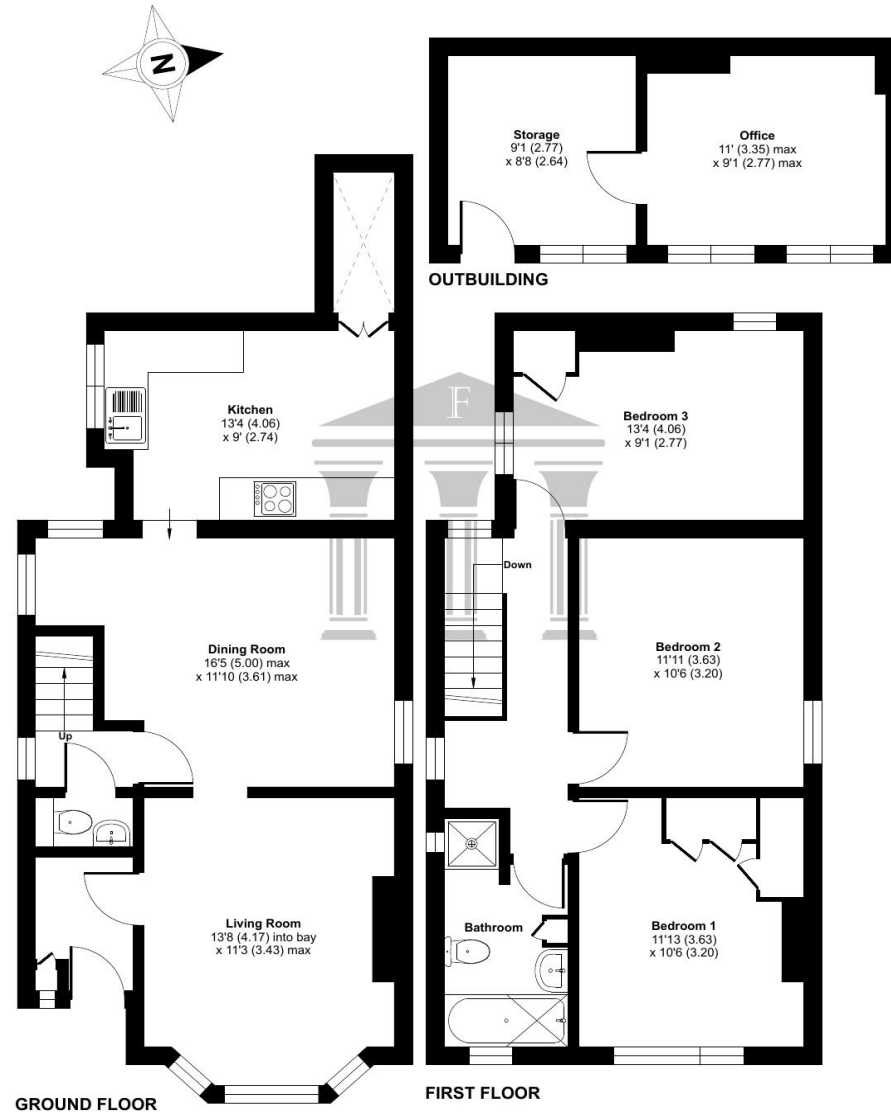
Russell Road, Horsell, Woking, GU21

Approximate Area = 1075 sq ft / 99.8 sq m

Outbuilding = 182 sq ft / 16.9 sq m

Total = 1257 sq ft / 116.7 sq m

For identification only - Not to scale



Russell Road, Horsell, Woking, Surrey, GU21

- **Beautifully Presented Period Residence**
- **Well Appointed Kitchen**
- **Living Room With Bay Window & Feature Fireplace**
- **Separate Dining Room**
- **Downstairs Cloakroom**
- **Three Double Bedrooms**
- **Well Appointed Family Bathroom**
- **Home Office**
- **Off Street Parking**
- **Planning Permission Granted For A Two Storey Rear Extension**

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The accommodation is thoughtfully designed, featuring a well-appointed kitchen and a convenient downstairs cloakroom. Two distinct reception rooms provide versatile living spaces, with the living room boasting a bay window and a feature wood-burning stove, adding warmth and character. Upstairs, the property offers three spacious double bedrooms and a well appointed modern family bathroom.

Externally, the property continues to impress with a large rear garden, ideal for outdoor entertaining or relaxation. The garden features a covered seating area and a home office, perfect for those working remotely. To the front, a driveway offers off-street parking, adding further convenience. Additionally, the home benefits from planning permission for a two-storey rear extension, presenting exciting possibilities for future development and expansion.

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 E - EPC Rating D - Tenure: Freehold



