



**HORSELL**

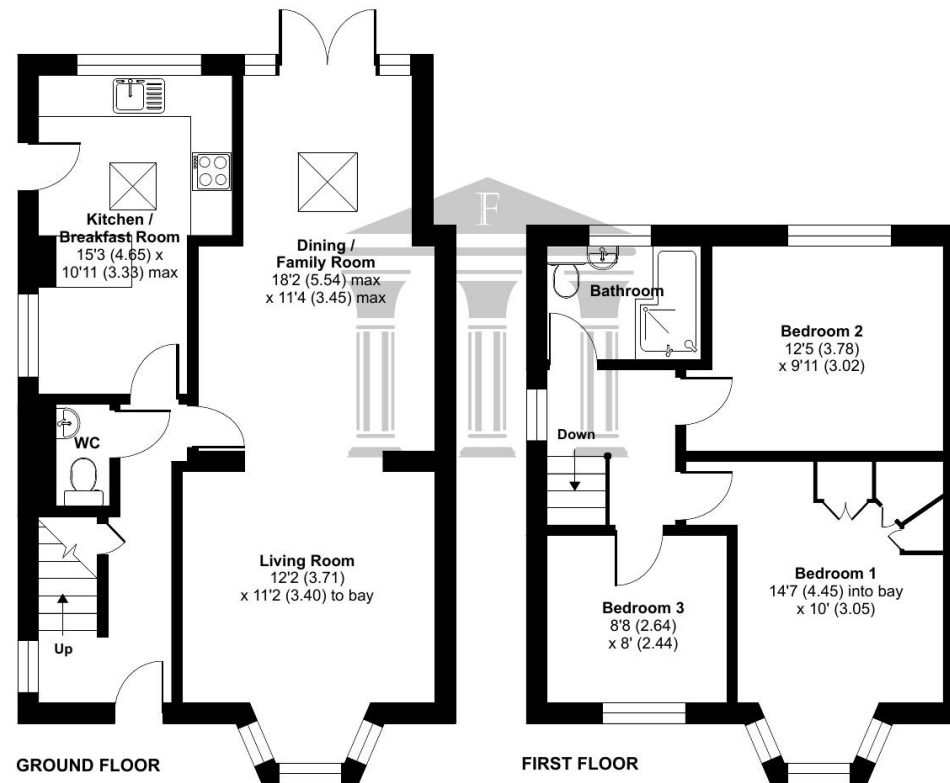
**£675,000**

**Occupying a desirable corner plot, this beautifully extended semi-detached residence offers stylish and well-appointed living spaces throughout.**

# Elm Close, Horsell, Woking, GU21

Approximate Area = 1009 sq ft / 93.7 sq m

For identification only - Not to scale





## Elm Close, Horsell, Woking, Surrey, GU21

- **Three Bedroom Semi Detached**
- **Kitchen/Breakfast Room**
- **Living Room**
- **Dining/Family Room**
- **Downstairs Cloakroom**
- **Off Road Parking & Carport**
- **Set On A Corner Plot**
- **Walking Distance Of Mainline Station**
- **Secluded Rear Garden**

Occupying a desirable corner plot, this beautifully extended semi-detached residence offers stylish and well-appointed living spaces throughout.

The ground floor boasts a superbly designed kitchen/breakfast room with convenient side access, complemented by three distinct living areas. A welcoming lounge, a dedicated dining space, and a versatile playroom/family area. A downstairs cloakroom adds to the practicality of the layout, ensuring convenience for modern family living. The first floor features three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes for ample storage. A contemporary family bathroom serves the household, completing the accommodation. Externally, the property is equally impressive, with a neatly maintained lawn at the front, a driveway leading to a carport, and side access to the rear garden. The rear outdoor space is predominantly laid to lawn, complemented by a patio area perfect for outdoor entertaining.

Situated in a peaceful cul-de-sac, this home is just a short walk from the charming Horsell Village and well-regarded local schools, offering both convenience and a strong sense of community. Nestled within the convenient proximity of 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 E - 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.





