



HORSELL

£550,000

Nestled in a highly desirable cul-de-sac, this beautifully presented home offers both comfort and convenience. Situated within easy walking distance of Woking Town Centre and the town's highly regarded mainline station.

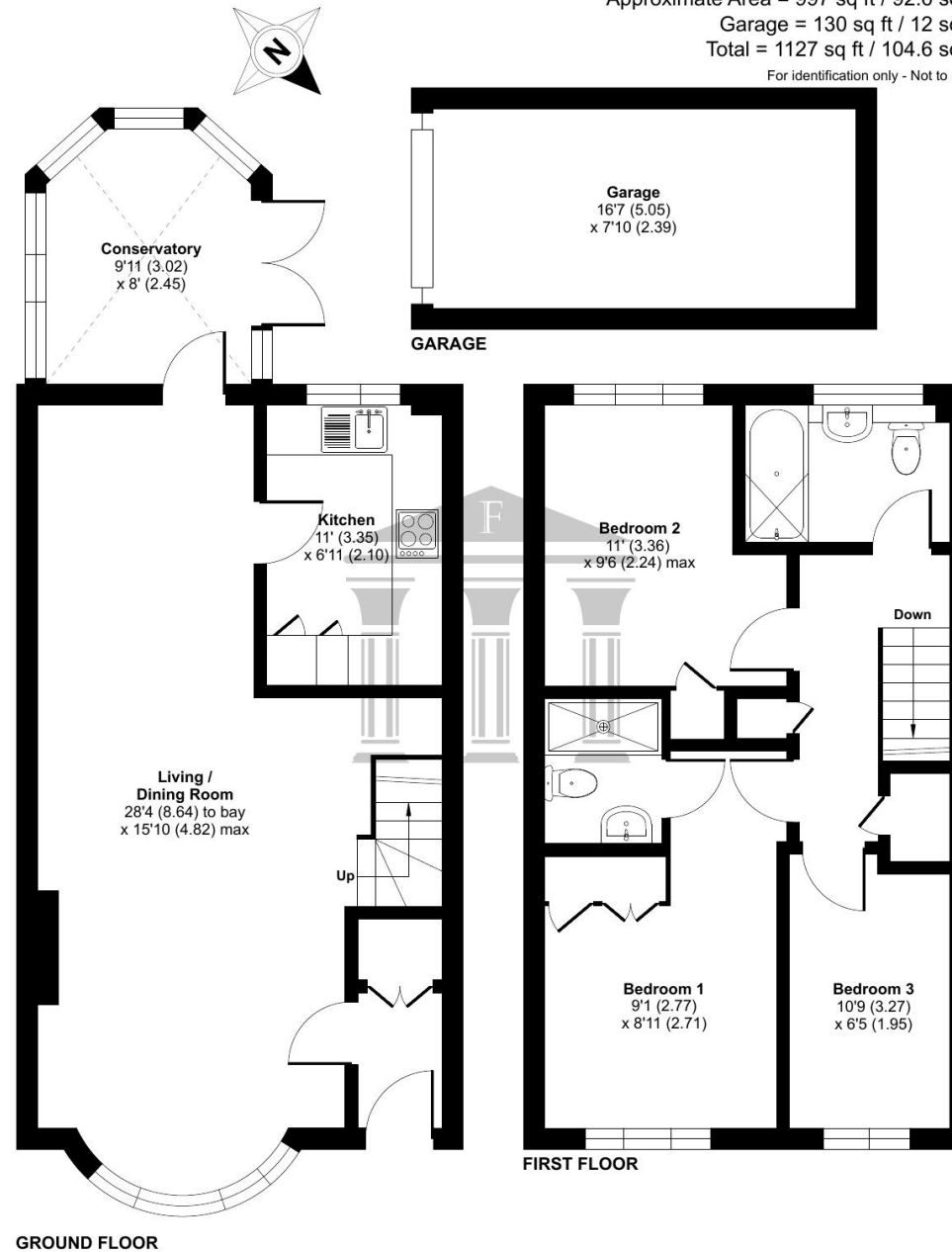
Broomhall End, Horsell, Woking, GU21

Approximate Area = 997 sq ft / 92.6 sq m

Garage = 130 sq ft / 12 sq m

Total = 1127 sq ft / 104.6 sq m

For identification only - Not to scale



Broomhall End, Horsell, Woking, Surrey, GU21

- **Mid Terrace Residence**
- **Well Appointed Kitchen**
- **Spacious Living Room**
- **Three Bedrooms**
- **En-Suite to Principal Bedroom**
- **Bespoke UPVC Double Glazed Conservatory**
- **Garage In A Block**
- **Cul-de-sac Location**
- **Walking Distance of Mainline Station**

Nestled in a highly desirable cul-de-sac, this beautifully presented home offers both comfort and convenience. Situated within easy walking distance of Woking Town Centre, residents can enjoy a wealth of amenities, along with excellent transport links provided by the town's highly regarded mainline station.

The thoughtfully designed interior features a well-appointed kitchen, perfect for everyday cooking and entertaining. The spacious reception room boasts elegant engineered Oak wood flooring and a feature gas fireplace, leading seamlessly into a bespoke UPVC double-glazed conservatory, which provides a bright and airy space to relax while overlooking the garden. Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, including a generous principal suite complete with an en-suite shower room. The remaining two bedrooms are served by a stylish family bathroom, ensuring practicality for a growing family or visiting guests. The property also features a boarded loft, offering generous and practical storage space. Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor enjoyment with minimal upkeep. Additionally, a garage located in a nearby block offers secure storage or parking, adding further convenience to this charming and well-located home.

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 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.



