

33 Waldens Park Road
Horsell
Woking
GU21 4RW





33 Waldens Park Road

£1,250,000

Elegant. Established. Enduring.

Set along the tree-lined Waldens Park Road, one of Horsell's most desirable and established residential roads, Welland is a distinct Edwardian home that captures everything that makes period living so enduringly appealing - character, proportion, warmth and a strong connection to its surroundings. Built in 1908, Welland has been thoughtfully maintained and enhanced over time, allowing its original charm and architectural integrity to remain wonderfully intact while naturally supporting modern family life. Draping lilac wisteria softens the front and side elevations beautifully, adding to the home's immediate sense of charm and character. There is also exciting scope for future owners to further enhance or extend the home, subject to the usual permissions, should additional space ever be desired.

- Welland - a distinct Edwardian home situated on the tree-lined Waldens Park Road in Horsell village
- Character-filled interior with wide entrance hall, preserved tiled flooring, high ceilings, picture rails, fireplaces & bay windows
- Beautifully maintained & enhanced over time while carefully preserving Welland's architectural integrity & period charm
- Elegant living room with striking square bay window & fireplace, alongside a separate dining room with fireplace & solid oak flooring
- Dual-aspect kitchen flowing through to the conservatory via wooden bi-fold doors, creating flexible & connected living space overlooking the garden
- Generous utility room with cloakroom facilities, direct garden & driveway access, together with rear access into the adjoining garage
- Four bedrooms with feature fireplaces, plus a versatile study/optional fifth bedroom, including a principal bedroom with fitted storage & bay window
- Bright family bathroom together with additional top floor shower room
- Established front & rear gardens with patio areas, seasonal planting & beautiful lilac wisteria framing the front and side elevations
- Opportunity to further extend or enhance, subject to permissions, close to the village, well-regarded schools, Horsell Common & Woking railway station - EPC: C / Council Tax Band: F

Local Authority Woking

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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TOTAL FLOOR AREA : 183.8 sq.m. (1979 sq.ft.) approx.

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