



Grange Road, Horsell

OIEO £1,250,000



Grange Road, Horsell

This spacious 5 bedroom family home was built in 2013 to a very high standard and can be found nestled along one of the most sought after roads in Horsell. It is conveniently located close to Horsell Village, which offers a variety of local amenities and is on the doorstep of Horsell Common, acres of stunning walks and cycle paths and Woking town centre. Easy access to road and rail networks.

FEATURES

- Gated driveway parking for multiple cars and integrated garage
- Quiet and secluded garden with mature trees and shrubs
- Spacious open plan kitchen, dining and living area
- Master suite with Juliet balcony overlooking the garden
- Versatile and airy accommodation over 3 floors
- 3 bedrooms with en-suite shower rooms
- Extensive common and canal walks and cycle paths
- Easy reach of main roads, motorways and airports
- Approx 1 mile to Woking mainline train station (26 minutes direct to Waterloo)
- Band G – Woking Borough Council

ACCOMMODATION

- Entrance Hall
- Lounge
- Kitchen / living / dining area with bifold doors to garden
- Utility room
- Master bedroom with en-suite, built in wardrobes and Juliet balcony
- 2 bedrooms with en-suite
- 2 further bedrooms
- Family bathroom

OUTSIDE

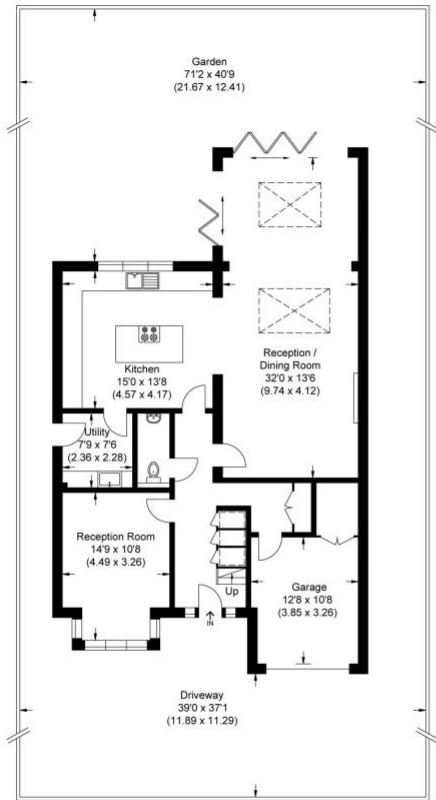
- Gated driveway for multiple cars
- Integrated garage
- Patio for entertaining
- Garden shed

EPC RATING

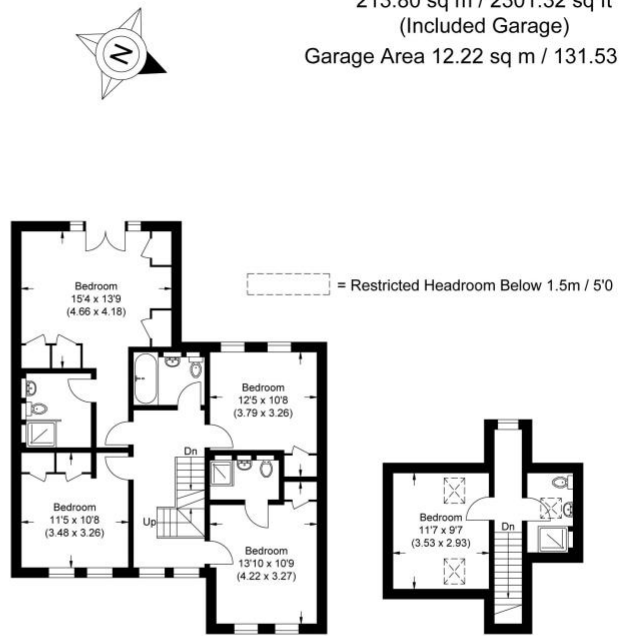
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Ground Floor



First Floor

Second Floor

Approximate Gross Internal Area
 213.80 sq m / 2301.32 sq ft
 (Included Garage)
 Garage Area 12.22 sq m / 131.53 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU21 4DA**



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