



**HORSELL**

**OIEO £750,000**

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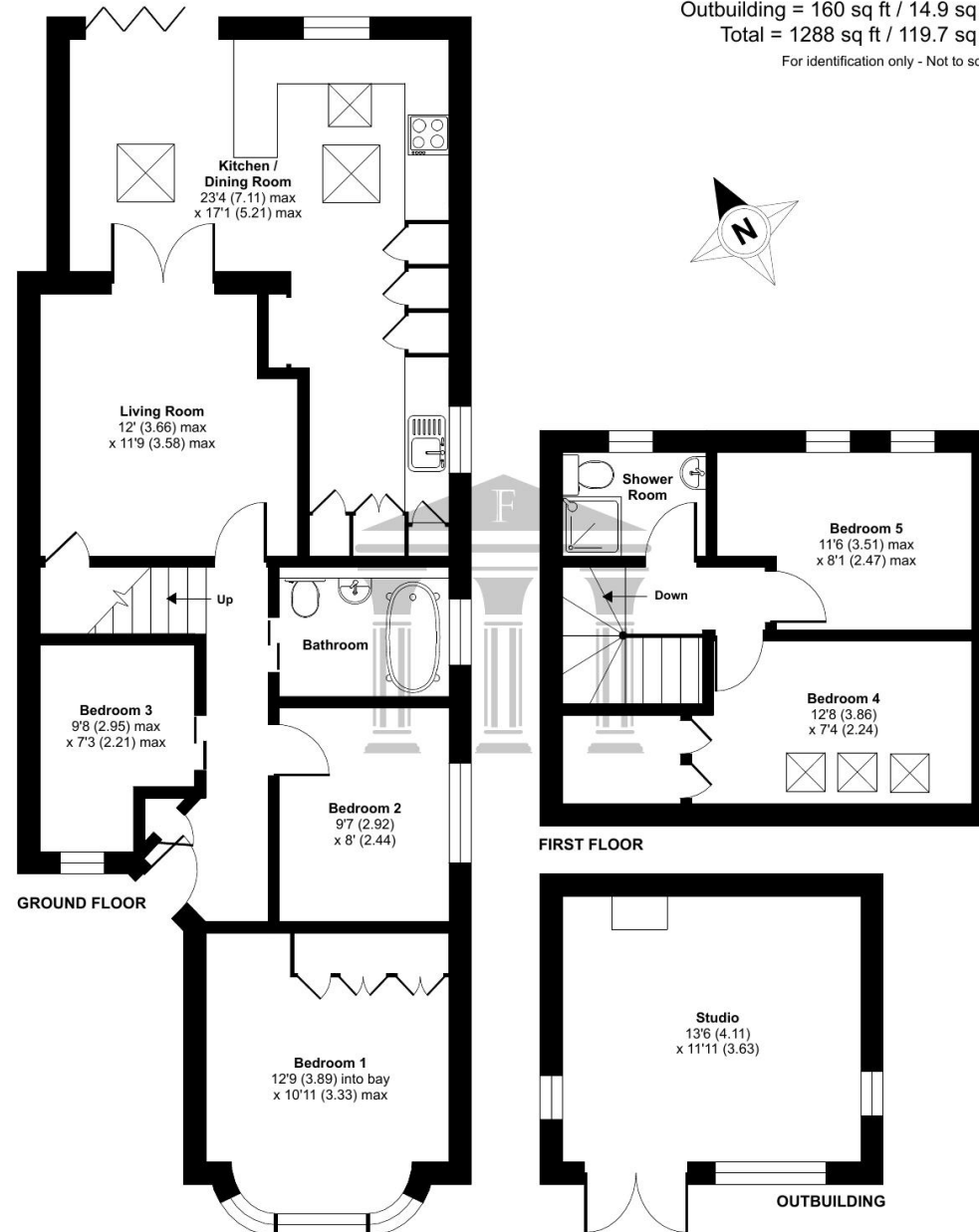
# Elm Close, Horsell, Woking, GU21

Approximate Area = 1128 sq ft / 104.8 sq m

Outbuilding = 160 sq ft / 14.9 sq m

Total = 1288 sq ft / 119.7 sq m

For identification only - Not to scale



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

- **Stunning five-bedroom semi-detached bungalow**
- **Stunning open-plan kitchen/dining room with bi-fold doors**
- **Two modern bathrooms**
- **Landscaped garden with patio & summer house**
- **Quiet cul-de-sac location with flexible accommodation**
- **NO ONWARD CHAIN**

Having been comprehensively refurbished in 2020, this impressive five-bedroom semi-detached bungalow is quietly positioned within a sought-after cul-de-sac and offers beautifully versatile accommodation arranged over two floors, ideally suited to a range of lifestyle requirements.

The standout feature of the home is the exceptional open-plan kitchen/dining space to the rear. This stunning area is finished with underfloor heating and enjoys an abundance of natural light via dual-aspect glazing and skylights. Stylishly appointed with a contemporary kitchen, further enhanced by luxury quartz worktops. The kitchen also benefits from excellent storage, quality integrated appliances, an integrated wine cooler, and an integrated induction hob and oven, alongside a Kettle system, which not only provides instant hot water but also delivers instant 100°C boiling water directly from the kitchen sink, alongside filtered drinking water and standard mains hot and cold water, offering outstanding convenience and functionality. Bi-fold doors connect seamlessly to the main reception room, while an additional set of bi-fold doors and a unique breakfast bar window further enhance the indoor-outdoor living experience.

To the front of the property are three well-presented and individually designed bedrooms, complemented by a modern family bathroom featuring high-quality fittings and a freestanding bath. A separate, inviting living room provides a comfortable and relaxing retreat, perfect for unwinding. Stairs rise to the first floor where two additional bedrooms and a further bathroom can be found, along with useful loft storage.

Externally, the rear garden has been thoughtfully landscaped with an elegant porcelain-tiled patio, while mature planting leads to a substantial summer house complete with air conditioning and a log burner, offering a superb year-round versatile space. The refurbishment also includes oak flooring, updated electrics and plumbing, and comprehensive modernisation throughout.

Ideally positioned in the charming village of Horsell and within walking distance of the vibrant Woking's vibrant town centre, this location offers an exceptional balance of lifestyle, connectivity, and natural beauty. Horsell Village retains a strong sense of community and is celebrated for its picturesque countryside walks, renowned gastro pubs, and outstanding schools, both state and independent. It is home to institutions such as Horsell Village Primary School, Woking High School and Halstead St Andrew's School. This educational excellence makes the area especially appealing to families. Residents can also enjoy the tranquillity of nearby Horsell Common and scenic walks along the Basingstoke Canal, offering a perfect blend of urban convenience and rural charm. Woking itself presents a dynamic town centre filled with an eclectic mix of high street and boutique shopping, including the popular Peacocks Centre, home to the New Victoria Theatre and a multi-screen cinema. A wide variety of restaurants, cafes, and delicatessens cater to every culinary taste. Woking's mainline station provides fast and frequent services to London Waterloo in approximately 24 minutes, making it a prime choice for commuters. The nearby road networks — including the A3, M3, M4, and M25 — ensure easy access to central London, the southwest of England, and all major London airports, including Heathrow.

Council Tax Band D - EPC Rating D - Tenure: Freehold



