



Homes of Distinction



HORSELL

Heath Road, Horsell, Woking, Surrey, GU21

Four Bedroom Detached Residence Offering A Rare Opportunity With Exceptional Potential.

Nestled on one of Horsell's most prestigious private roads, this rarely available four-bedroom detached residence presents a wonderful opportunity for discerning buyers. Offering substantial scope for future enlargement—subject to the usual planning consents—this charming family home combines immediate comfort with exciting potential to create a truly bespoke living space.

The ground floor accommodation is thoughtfully arranged, featuring a bright and spacious dual-aspect living room that welcomes natural light throughout the day. A separate dining room provides an ideal setting for formal entertaining and a kitchen/breakfast room with covered access to the utility room and double garage. A well appointed ground floor cloakroom adds further practicality and convenience.

Upstairs, the first floor hosts four generous bedrooms, including a principal suite complete with its own en-suite bathroom. A well-appointed family bathroom serves the remaining bedrooms, all of which are sizeable and versatile enough to meet a variety of lifestyle needs.

Externally, the home enjoys a secluded, low-maintenance rear garden—perfect for outdoor relaxation or al fresco dining. To the front, a private driveway leads to a detached double garage, providing off-street parking and storage. The property is ideally situated within easy walking distance of Woking Town Centre and its renowned mainline station, making it a superb choice for commuters. Offered to the market with NO ONWARD CHAIN, this is a rare opportunity not to be missed.

Council Tax Band G

EPC Rating D

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

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.





ACCOMMODATION & SPECIFICATION

- ❖ Four Bedroom Detached Family Residence
- ❖ Kitchen/Breakfast Room With Access To The Utility Room & Garage
- ❖ Two Bathrooms & A Well Appointed Downstairs Cloakroom
- ❖ Detached Double Garage With Private Drive & Ample Parking
- ❖ Private Road Setting Positioned In One Of Horsell's Most Sought After Roads
- ❖ Scope For Extension Subject To The Usual Consents
- ❖ Prime Commuter Location Within Walking Distance To Woking Mainline Station
- ❖ Offered To The Market With NO ONWARD CHAIN



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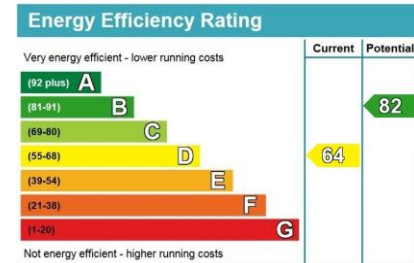
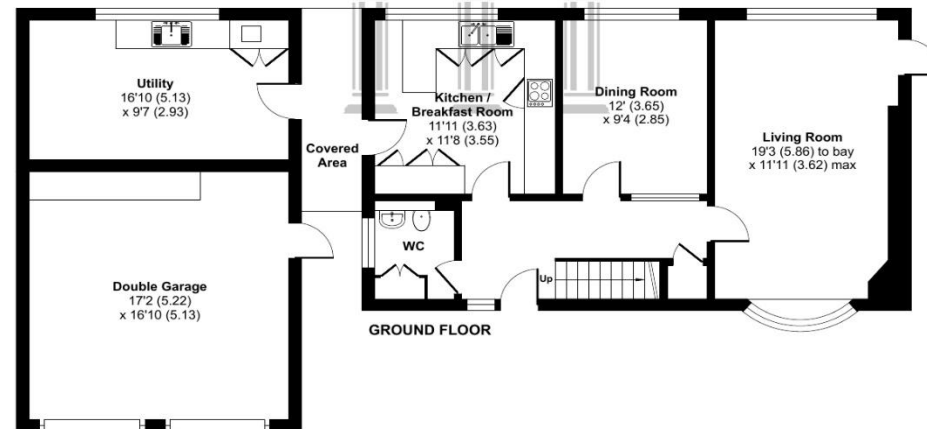
Approximate Area = 1320 sq ft / 122.6 sq m

Garage = 288 sq ft / 26.7 sq m

Outbuilding = 161 sq ft / 14.9 sq m

Total = 1769 sq ft / 164.3 sq m

For identification only - Not to scale





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www.foundationsofwoking.com

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.