



Bedford Close, Horsell, Woking, GU21 4US
Offers in the region of £565,000 Freehold

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This beautifully presented three-bedroom end-terrace home situated in a highly desirable private road within walking distance of Woking town centre, Woking Railway Station and the scenic Horsell common. This home is perfectly positioned for both convenience and lifestyle with Horsell village amenities close by.

Externally, a gated pathway leads to the enclosed rear garden, a lawned garden with mature borders and patio seating area and garden shed - perfect for outdoor entertaining. There's parking for two cars plus a garage within the block.

Finished to a good standard throughout, and offered for sale with no onward chain, the accommodation begins with an inviting entrance hallway leading to a bright and airy lounge featuring French Doors out to the garden. The kitchen/diner forms the heart of the home, fitted with a comprehensive



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range of wall and base units, integrated oven and hob plus space for a washing machine and tumble dryer plus an American style fridge/freezer. Completing the ground floor is the benefit of a downstairs WC.

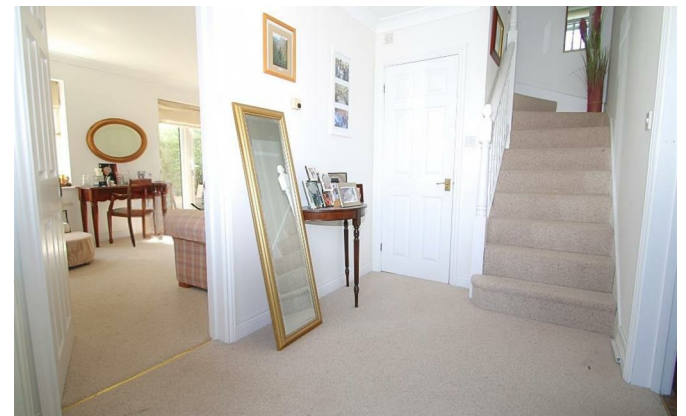
To the first floor are all three bedrooms, two generous double bedrooms both with fitted storage space, and a single bedroom along with the family bathroom.

Bedford Close is ideally located within easy reach of Horsell Village, offering a range of independent shops, cafés, and well-regarded schools. Woking town centre and mainline station are also nearby, providing fast and frequent services to London Waterloo. An early viewing is highly recommended to fully appreciate the quality, space and location this impressive end-terrace home has to offer.

Council Tax Band E



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TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	86
EU Directive 2002/91/EC			

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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