



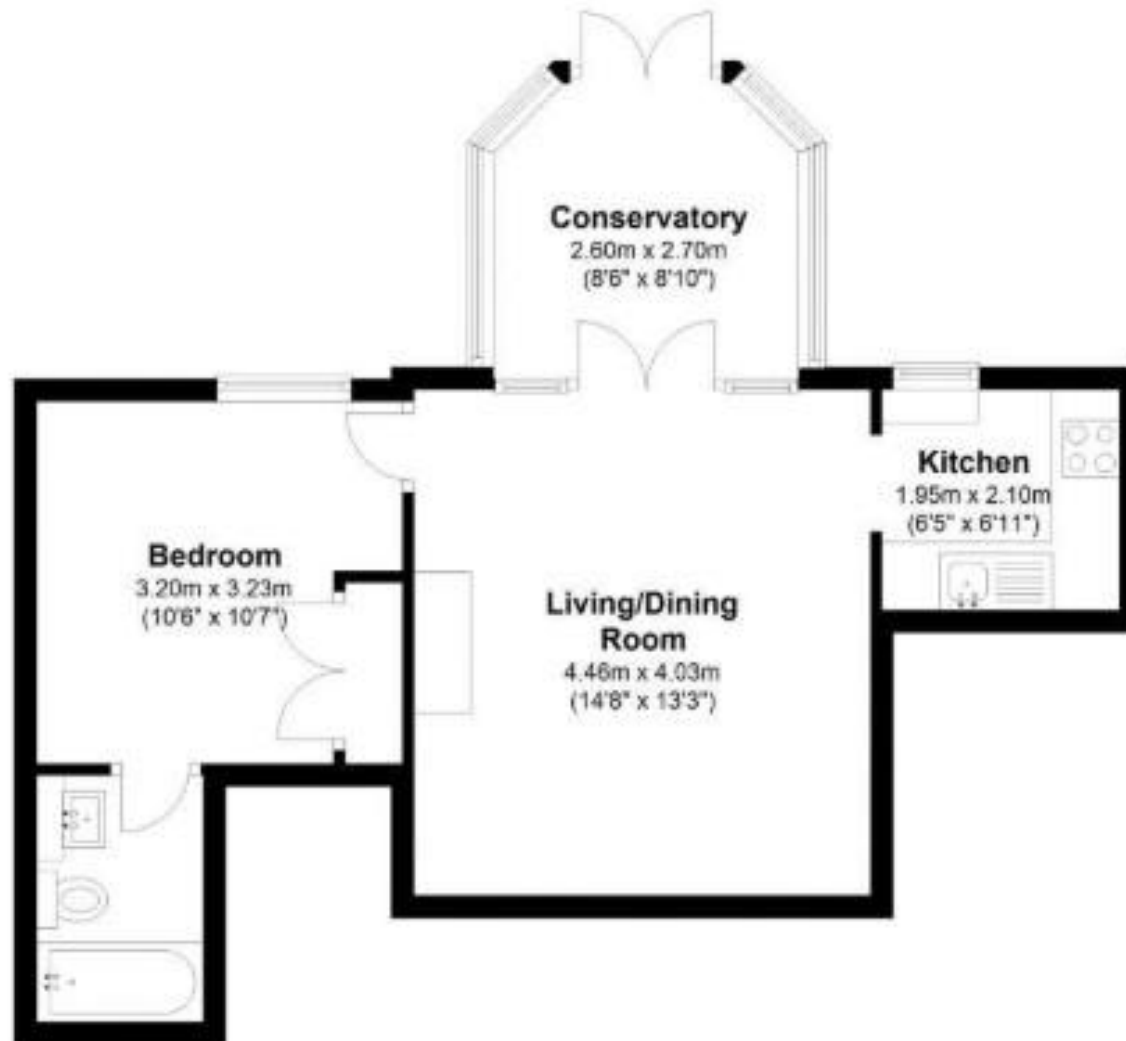
HORSELL

£269,950

Enjoying an enviable position adjacent to the picturesque Horsell Common and within a short stroll of Woking town centre and its highly regarded mainline station. Offered to the market with the added benefit of NO ONWARD CHAIN.

Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Total area: approx. 43.2 sq. metres (465.0 sq. feet)

Heathview House, Broomhall Road, Horsell, Woking, Surrey, GU21

- **One-bedroom garden maisonette**
- **Private garden & communal garden**
- **Impressive reception room with high ceiling & fireplace**
- **Conservatory**
- **Double bedroom with fitted wardrobes and en-suite bathroom**
- **Allocated parking**
- **Walking distance to Woking mainline station**
- **Offered with no onward chain**

Enjoying an enviable position adjacent to the picturesque Horsell Common and within a short stroll of Woking town centre and its highly regarded mainline station, this charming one-bedroom garden maisonette offers an excellent opportunity for first-time buyers, downsizers or investors alike. Combining character, convenience and private outdoor space, the property is offered to the market with the added benefit of no onward chain.

The accommodation is both well proportioned and inviting, centred around an impressive reception room featuring a high ceiling, an attractive central fireplace and an abundance of natural light, creating a wonderful space for both relaxing and entertaining. The well-appointed kitchen provides ample storage and workspace, while the adjoining conservatory offers a versatile additional reception area with delightful views over the garden and direct access outside.

The generous double bedroom benefits from fitted wardrobes and is served by an en-suite bathroom, providing comfortable and practical accommodation. The thoughtful layout makes excellent use of the available space, resulting in a home that is both functional and welcoming.

Externally, the property enjoys the rare advantage of its own private garden, perfect for outdoor dining or simply unwinding in peaceful surroundings, in addition to attractive communal gardens. Allocated parking further enhances the property's appeal, while the exceptional location places miles of woodland walks, excellent local amenities and fast rail connections to London all within easy reach.

Ideally located in highly sought after Horsell Village and within walking distance of vibrant Woking Town Centre, this setting offers an excellent balance of lifestyle, connectivity, and natural beauty. Horsell is celebrated for its community spirit, countryside walks, gastro pubs, and highly regarded schools including Horsell Village Primary, Woking High, and Halstead St Andrew's, making it especially appealing to families. Residents also enjoy the tranquillity of Horsell Common and walks along the Basingstoke Canal, blending urban convenience with rural charm. Woking offers a lively town centre with a wide choice of shops, restaurants, cafés, and the Peacocks Centre, home to the New Victoria Theatre and cinema. Fast, frequent rail services reach London Waterloo in about 24 minutes, while the A3, M3, M4, and M25 provide excellent road links to London, the southwest, and major airports including Heathrow.

Council Tax Band C - EPC Rating C - Tenure: Leasehold 999 Years - Service Charge - £1,306.88 PA



