



Broomhall Lane | Horsell | Surrey | GU21 4AN





Broomhall Lane, Horsell, Surrey, GU21 4AN

Tucked away within a peaceful woodland setting, this beautifully presented three-bedroom terraced home offers excellent, bright, well-planned accommodation, ideal for modern family living.

The heart of the home is undoubtedly the stunning kitchen/dining room. Thoughtfully redesigned with a contemporary range of units, quality integrated appliances, generous worktops and a central breakfast bar, it provides the perfect space for both everyday family life and entertaining. Natural light floods the room, with doors leading through to the conservatory, creating an additional reception area overlooking the garden.

The spacious living room spans the width of the property and enjoys a lovely bay window to the front, making it an inviting place to relax. Flowing seamlessly into the dining area, the open-plan layout creates a wonderful sense of space. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles and a generous third bedroom, all served by a modern family bathroom. The property has been tastefully decorated throughout in neutral tones, allowing a purchaser to move straight in and enjoy the home from day one.

Outside, the rear garden is private and easy to maintain, with a paved terrace ideal for outdoor dining surrounded by mature planting. The property also benefits from a detached garage located in a nearby block, providing useful storage or secure parking.

Woking is a thriving and changing town located moments away from the property. It features a wide range of bars, cafes and restaurants as well as a good deal of shopping opportunities, not least of which is the Peacocks Centre which is also home to the New Victoria Theatre and multi-screen cinema.

Woking has what is widely regarded to be one of the best commuting rail stations in the south east as it runs a very fast and extremely frequent service into Waterloo (23mins) and here you will also find a very efficient coach service to Heathrow airport.

Horsell Village is also nearby and features a popular range of independent shops, cafes and restaurants. Horsell Common is on your doorstep here, you will find areas of open space and woodland, which makes for excellent walking and cycling opportunities.

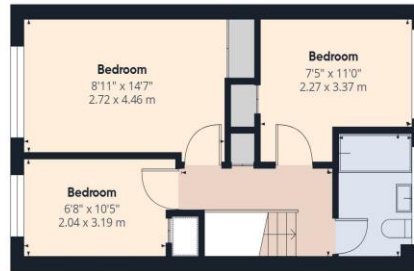








Ground Building 1



Floor 1 Building 1



Ground Building 2



Approximate total area⁽¹⁾

1100 ft²
102.2 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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