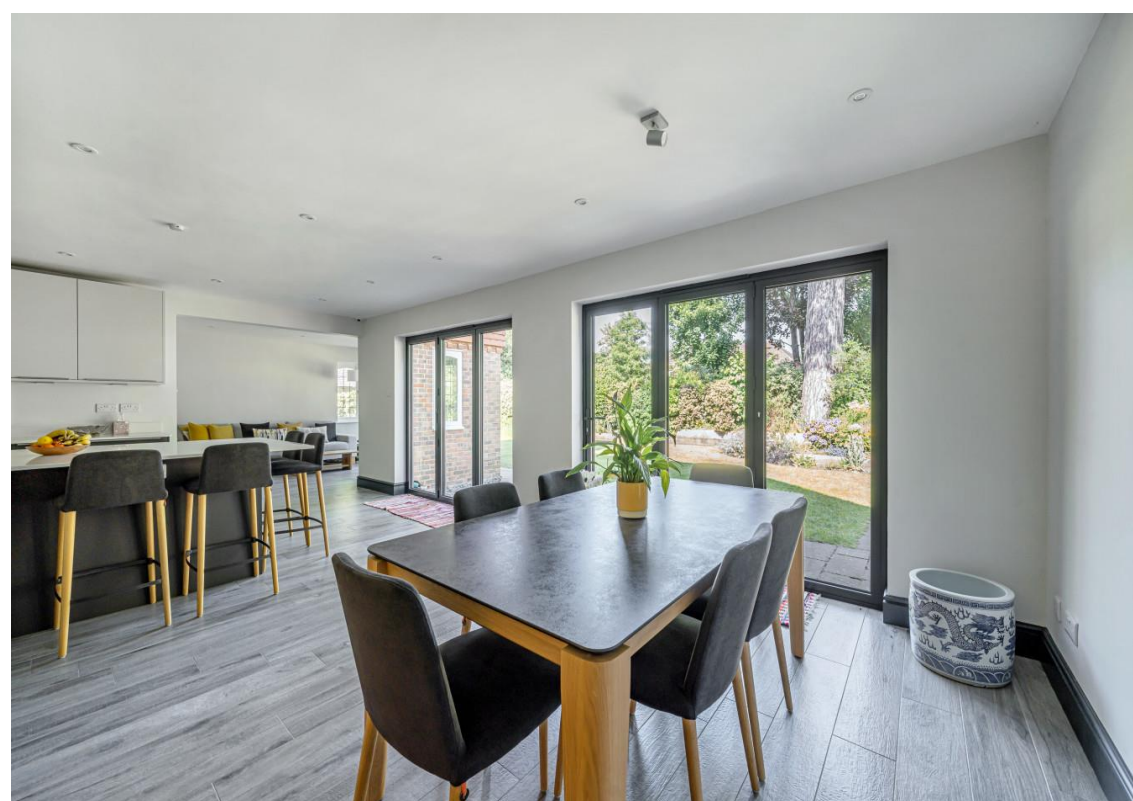




Fairlawn Park | Horsell | Surrey | GU21 4HT





Fairlawn Park, Horsell, Surrey, GU21 4HT

Built by renowned house builder Berkley Homes, Fairlawn Park is a quiet no through road development of comparable five bedroom detached houses. Lovingly updated and maintained by the current owners, this property features modern accommodation throughout that offers a degree of flexibility in its use.

The large and welcoming entrance hallway sets the tone for what is to come. From here, access flows naturally into all reception areas and to the first floor. The rear of the property feels like the heart of the home. Here you will find a stunning open plan kitchen/family room that is the perfect place to entertain. Fitted with high quality two tone units and a sociable central island, the kitchen is complemented by quality integrated appliances and square edge worktops. There is ample space for formal dining and a separate snug area with relaxed seating overlooking the garden. Bi-fold doors flood the property with natural light and link the property to the outside in the summer months. Additionally, there is a handy utility room with access to the integrated double garage.

A generous double aspect sitting room enjoys views over the front and rear gardens. A log burner makes a nice focal point and adds warmth in the winter months. There is a further reception room located across the hall. Currently used as a home gym, this has in the past been a work from home space and a playroom.

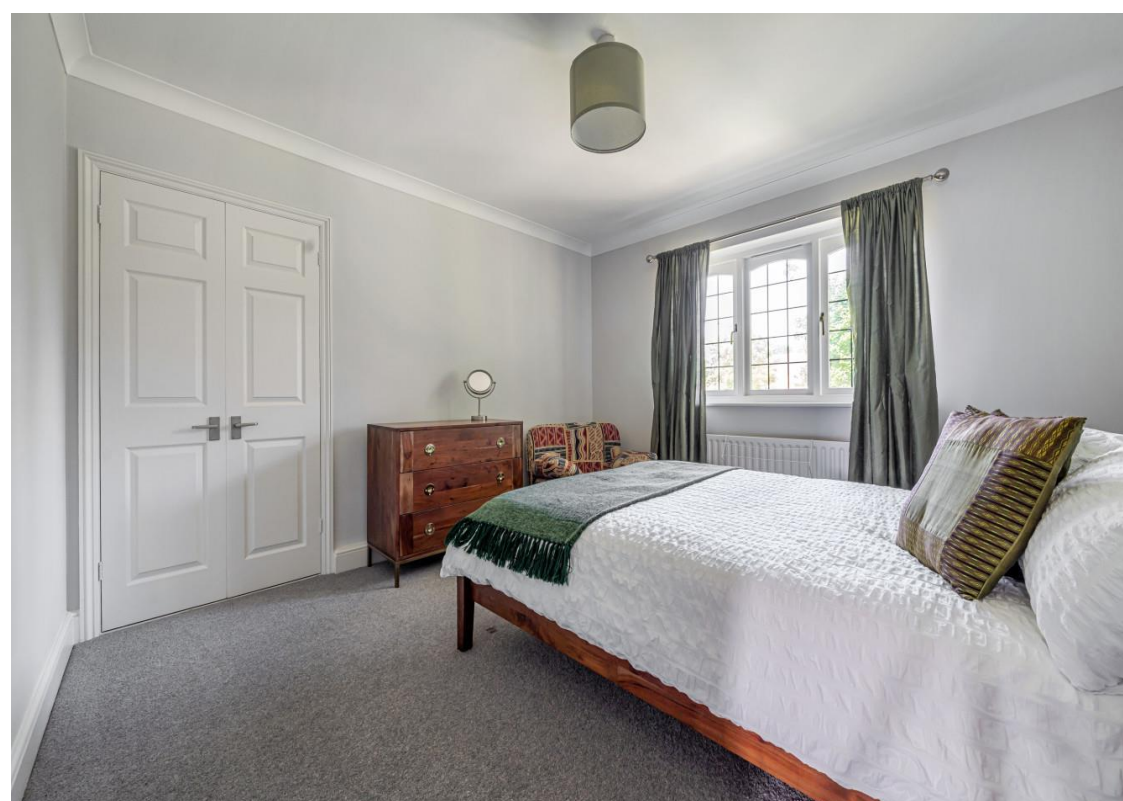
Head upstairs, and you will find five generous and well proportioned bedrooms. Bedroom one features a range of fitted wardrobes and a private en-suite shower room that has been updated to a good standard. The spacious four piece family bathroom was also updated at the same time.

Externally the property continues to impress. The rear garden is mostly laid to lawn with raised borders for planting. A patio runs across the rear and to the side, making full use of the sun throughout the day. Off street parking is located at the front of the property alongside access to the double garage via the electric up and over door.

The location is first-rate and highly sought after, considered by many to be one of Horsell's finest roads within the village yet still within a short distance of the major centre of Woking.

The latter offers a full range of shopping and leisure facilities, and the mainline station takes you into London Waterloo in circa 26 mins. Whilst the village provides popular pubs and restaurants and outstanding schooling. Horsell Common nearby offers hundreds of acres of woodland walks, bridle paths and the wetland centre.



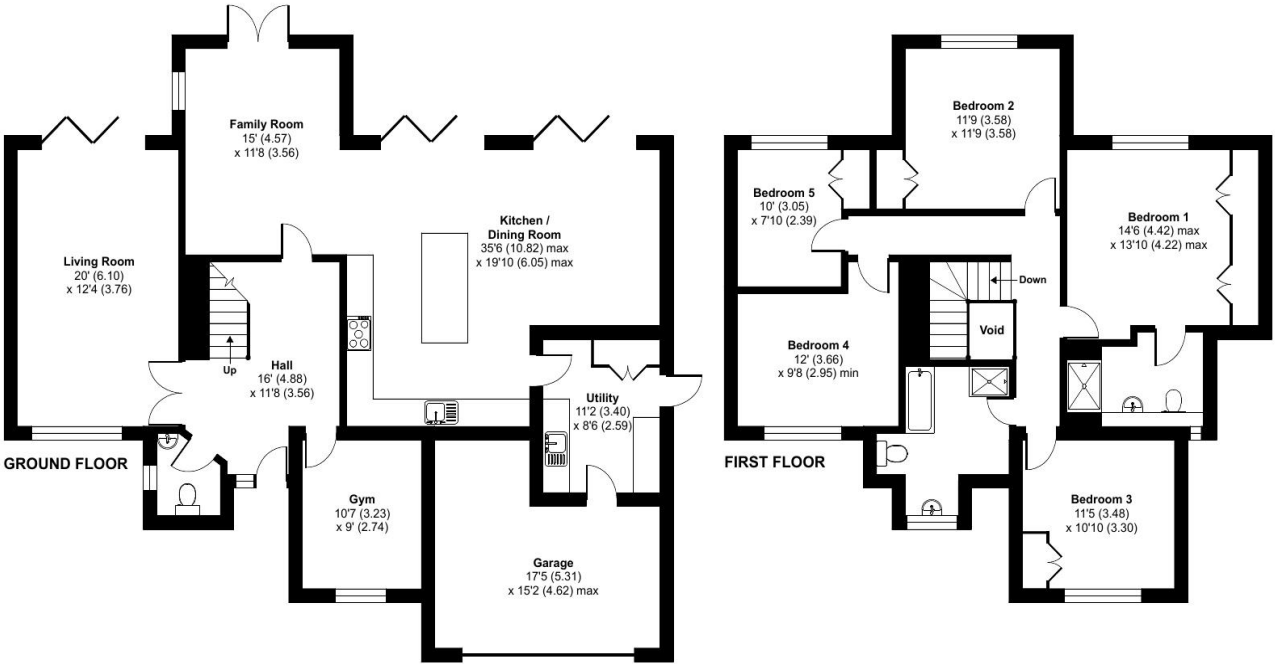






Fairlawn Park, Horsell, Surrey, GU21

Approximate Area = 2273 sq ft / 211.2 sq m (excludes void)
Garage = 210 sq ft / 19.5 sq m
Total = 2483 sq ft / 230.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Seymours Estate Agents. REF: 992108



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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, Scotland & Wales	EU Directive 2002/91/EC	



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