



Claydon Road | Horsell | Woking | GU21 4XE



Claydon Road, Horsell, Woking, GU21 4XE

Offering an incredible 1900 sq ft of flexible family accommodation, this detached home is a must view for anyone looking for a Horsell cul-de-sac location.

Having been lovingly cared for and historically extended the property boasts multiple reception rooms that could suit several needs. To the rear of the property is where you will find the majority of the living space. A generous 20' living room overlooks the garden and the kitchen has been extended to create a wonderful kitchen/breakfast room. The kitchen is fitted with a range of eye and base level units and there is a handy utility room to the side.

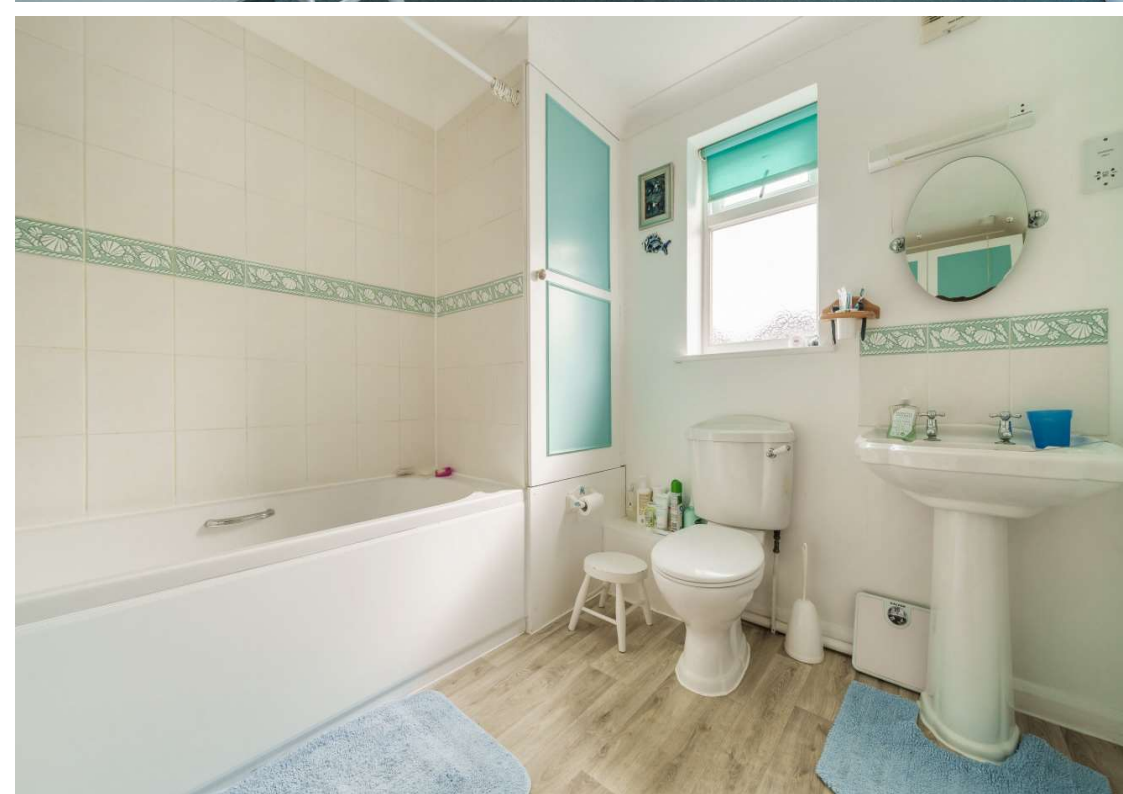
To the front of the property, you will find the dining room as well as a study that is separated into two parts.

The property continues to impress on the first floor. Four double bedrooms all feature built in wardrobes. Bedrooms 1 and 3 also feature a private en-suite with the family bathroom serving the remaining bedrooms.

Set against a parkland backdrop and enclosed by raised hedgerows the property offers an excellent degree of privacy. Mostly laid to lawn there is also a patio to enjoy in the summer months. To the front of the property, you will find ample off-street parking and access to the garage.

The property backs onto North Meadow, meaning all upstairs rear views get to enjoy looking out over picturesque parkland. The park is a popular destination for socialising, dog walking, recreation, and sporting activities. The lake and Horsell Common are just a short walk away, as are local amenities such as Waitrose, local pub and the many facilities on offer at Horsell Village. Woking train station is only a cycle ride away which services London Waterloo in approximately 30 minutes.







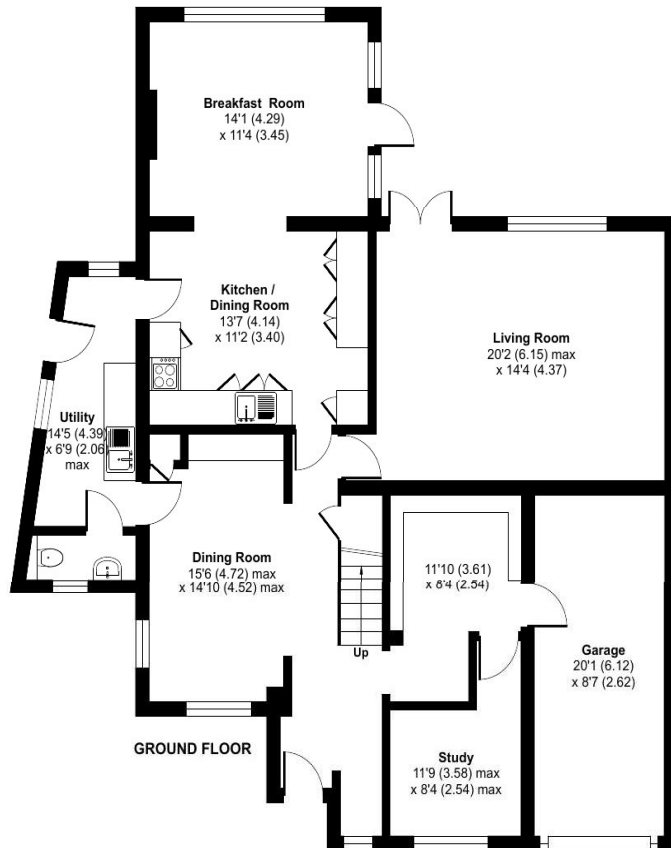
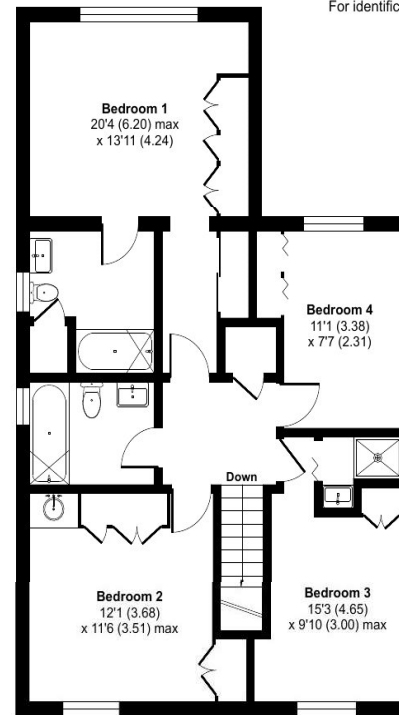
Claydon Road, Horsell, Woking, GU21

Approximate Area = 1983 sq ft / 184.2 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 2146 sq ft / 199.3 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). © nichecom 2023. Produced for Seymours Estate Agents. REF: 1036119



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		

81

66



87 High Street, Horsell, Woking, Surrey, GU21 4SY
01483 755222 sales@seymours-horsell.co.uk
www.seymours-estates.co.uk

 **Seymours**