



South Road | Horsell | Woking | GU21 4JU



South Road, Horsell, Woking, GU21 4JU

Presented in excellent condition throughout this stunning three double bedroom period property mixes period charm with modern convenience. Having been lovingly cared for and updated the property boasts spacious accommodation arranged over three floors.

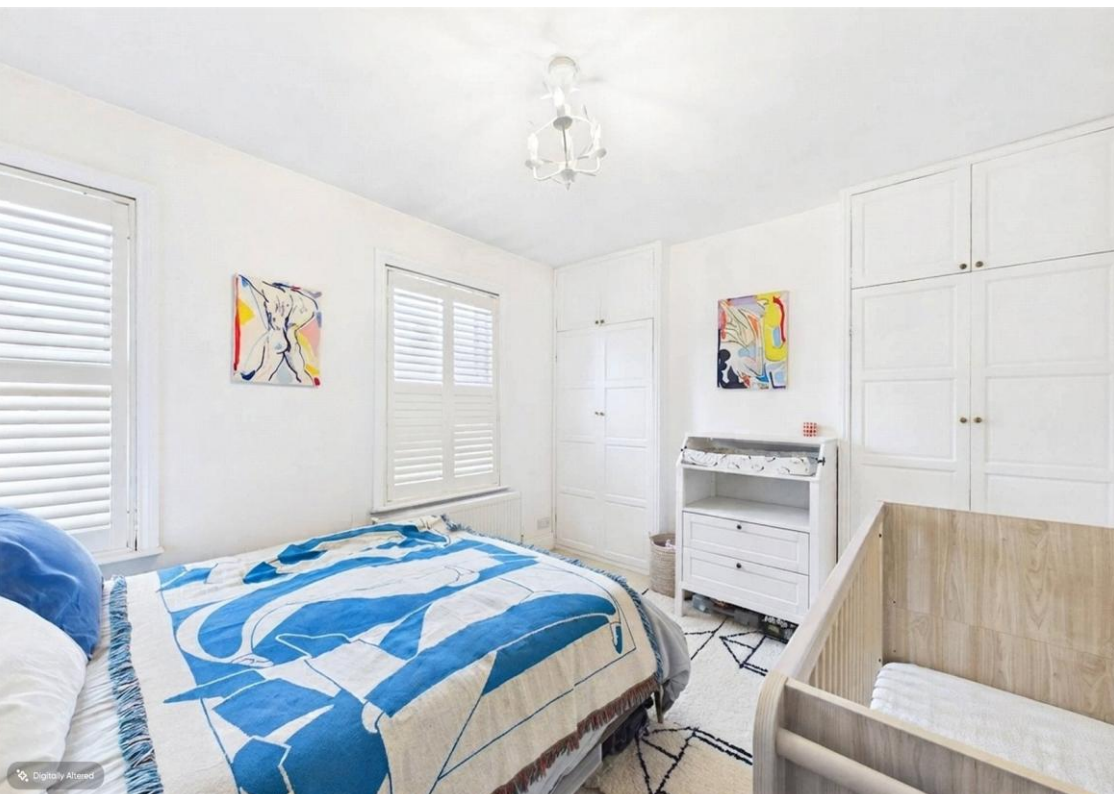
The open plan living/dining room features solid wood flooring, a feature fireplace and built in storage. Additionally, there is a bay window with integrated seating.

The modern kitchen features all the built in appliances you would expect including a double oven and induction hob, rear patio doors open to the garden.

The first and second floors offer incredible amounts of space. Two large double bedrooms are located on the first floor along with the generous bathroom whilst the second floor has been seamlessly converted to feature a double bedroom with en-suite.

To the rear, the large garden is mostly laid to lawn with a patio, storage area and handy side access. The current owners have also added a versatile garden studio, perfect as a home office, gym or additional living space to suit a variety of needs.

The property is located on a popular side road within moments of both Horsell Village and Horsell Common. In the village, you will find a popular range of independent shops and amenities as well as sort after schools for all ages. Horsell Common is on your doorstep, and here you will find hundreds of acres of walks and bridle paths.





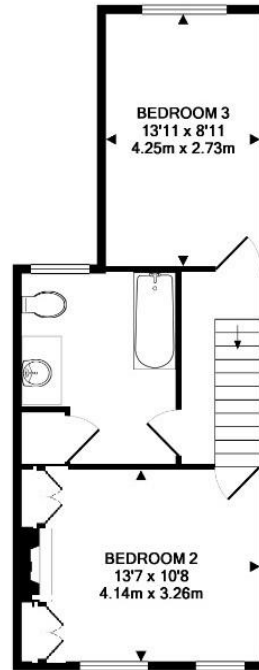




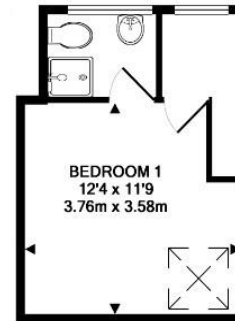
**TOTAL APPROX FLOOR AREA
1221 SQ. FT. (113.4 SQM)**



GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ. FT.
(39.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ. FT.
(38.5 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 199 SQ. FT.
(18.5 SQ. M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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