



ESTATE AGENTS



Brewery Road, Horsell, Surrey, GU21 4LL

Guide Price £950,000

Brewery Road, Horsell, Surrey, GU21 4LL

Skillfully designed and thoughtfully laid out, this detached property offers a practical open-plan living space. Tucked away on a peaceful lane, it's just a short walk from the town centre and the mainline station.

The ground floor presents an open-plan arrangement, showcasing a high-quality kitchen with a central island. Bi-folding doors provide a view of the enclosed garden, filling the space with natural light.

The spacious sitting and dining areas offer versatility, complemented by a stylish handmade oak staircase leading to the first floor.

Completing the ground floor are a convenient downstairs WC and a utility room.

Upstairs, you'll discover three generously sized bedrooms, with the master bedroom featuring a luxurious en-suite. The other bedrooms share a matching family bathroom.

Outside, a secluded enclosed garden awaits, featuring well-maintained lawn areas, a practical summer house, and a large patio with an electrically operated awning. To the front, there's ample driveway parking for several cars.

Council Tax Band E - £2,748.50pa

- Magnificent detached house
- Three double bedrooms with en-suite to master
- Open plan ground floor
- Downstairs WC
- Luxurious kitchen with island
- Stylish bathrooms
- Sought after location
- Secluded enclosed garden
- Walking distance of the town centre and mainline station
- Driveway parking



Floorplan



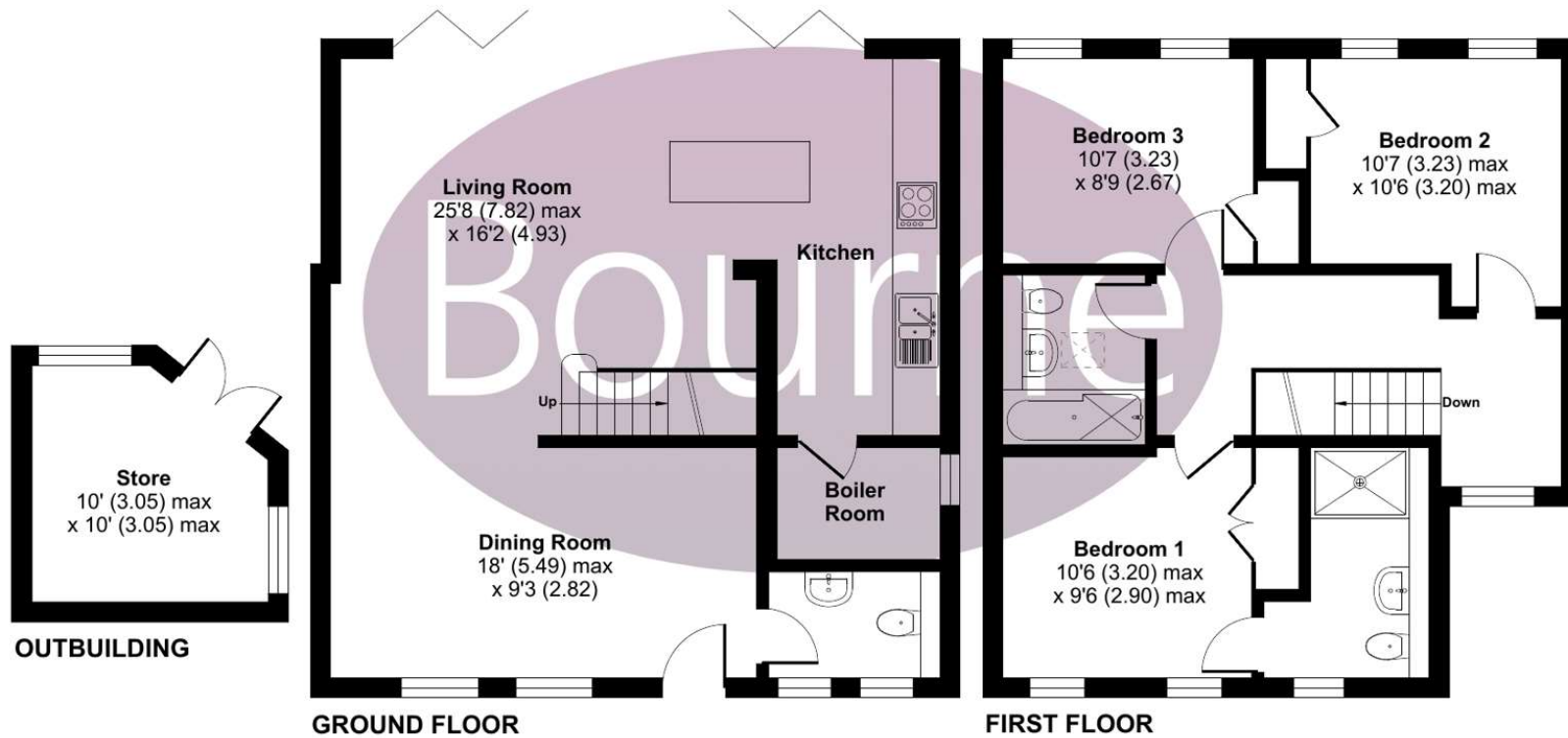
Brewery Road, Horsell, GU21

Approximate Area = 1242 sq ft / 115.4 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1332 sq ft / 123.7 sq m

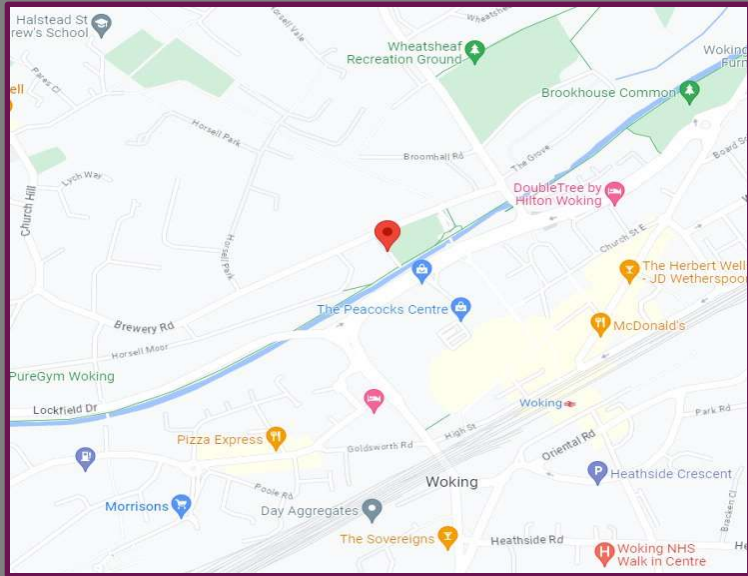
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Bourne Estate Agents. REF: 1040927

Location

Woking is a busy commuter town with several trains an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place which hosts major high street retail brands a multi screen cinema and bowling alley and the New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes, which cater for every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(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	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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