



Hammond Road, Horsell, Woking, Surrey, GU21 4TQ £500,000

# Hammond Road, Horsell, Woking, Surrey, GU21 4TQ

An extended three-bedroom terraced property situated in a sought after location close to Horsell High Street and local amenities.

Entering the property, the entrance hall is generous having been extended and leads to the main reception room with front aspect window, rear doors to the garden and feature fireplace. The property also has a further front aspect study which connects to the kitchen. The kitchen is a generous size with a range of wall and base level units and overlooks and leads to a conservatory/utility room with WC accessed from here.

Three bedrooms and a four-piece family bathroom are located on the first floor.

To the rear there is a large garden that is mostly laid to lawn, whilst the front of the property offers off street driveway parking.

Council Tax Band D -£2,248.77pa  
Freehold

- Spacious extended house
- Three good sized bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Four piece bathroom
- Upstairs family bathroom
- Conservatory/Utility room/WC
- Horsell village location
- Enclosed garden
- Driveway parking

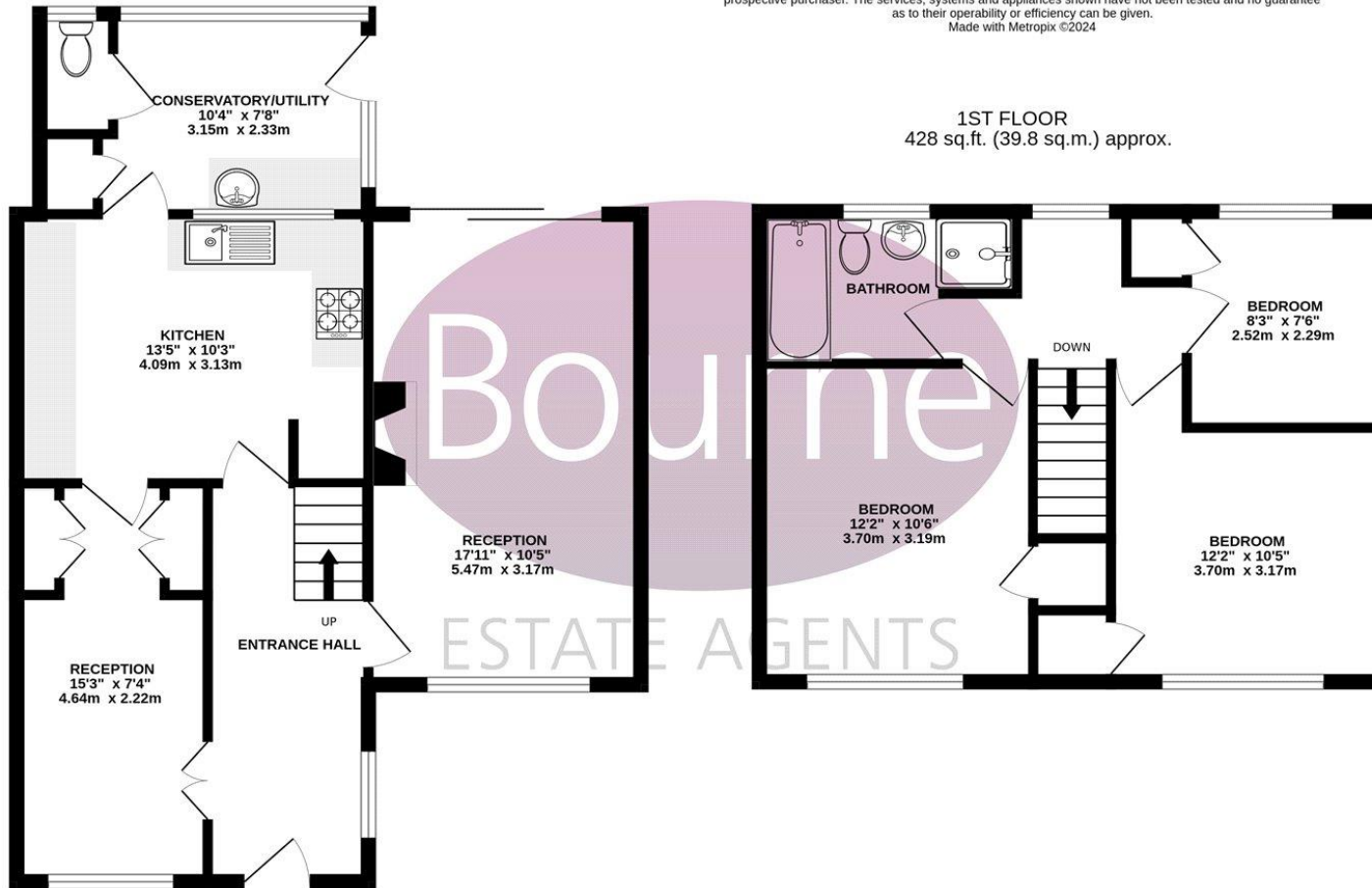


# Floorplan

GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.

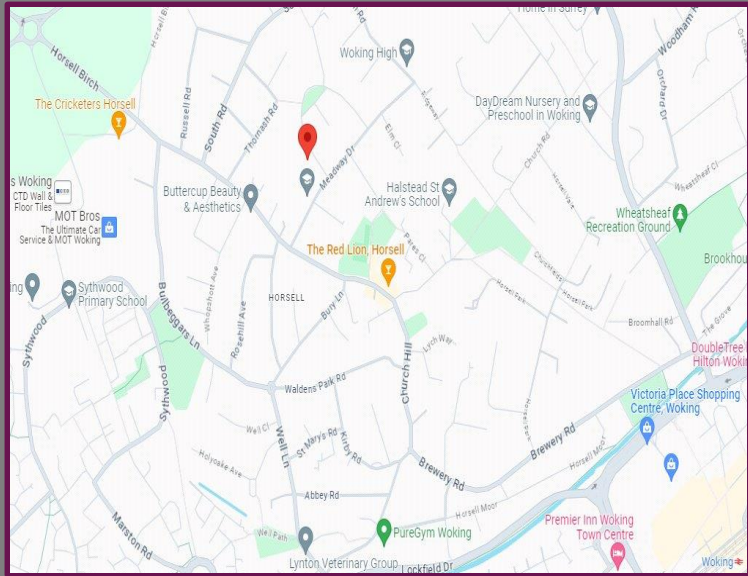
TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Location

Horsell is a highly regarded village that lies on the North side of the Basingstoke Canal from Woking's town centre. It has its own busy High Street with a good selection of local village shops and a selection of very good schools for all ages. Only a short distance away is Woking Town centre providing a fast mainline link to London Waterloo. (approximately 26 minutes).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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...

**WOKING:** 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | Email: [woking@bourneestateagents.com](mailto:woking@bourneestateagents.com)

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