



Lydele Close, Horsell, Woking, Surrey, GU21 4ER

£1,150,000

Lydele Close, Horsell, Woking, Surrey, GU21 4ER

One of just a handful of properties positioned within this popular, yet rarely available setting, with an abundance of parking to the front of the property, not to mention two separate garages and a wrap-around garden.

Internally the accommodation is bright, with spacious double aspect living room meaning this home is equally impressive on the inside too. The kitchen and dining room are positioned to the rear of the property and overlook the rear garden. The kitchen features cream shaker style units with fully tiled splash backs. Many original features remain intact including a charming parquet floor in the dining room.

Upstairs there are four double bedrooms with bespoke fitted wardrobes. Our clients have installed an en-suite to one of the bedrooms, whilst the remaining bedrooms are serviced by a newly refitted bathroom.

Both the front and rear mature gardens offer a great deal of screening. The rear garden enjoys a sunny south westerly orientation.

Council Tax Band G - £3,747.95pa (2023-2024)

- Rarely available detached family home
- Four double bedrooms with bespoke fitted wardrobes
- Refitted luxury en-suite and main bathroom
- Light-filled interior with spacious rooms
- Two separate garages
- Wrap-around mature garden with screening



Floorplan

Lydele Close, Woking, GU21

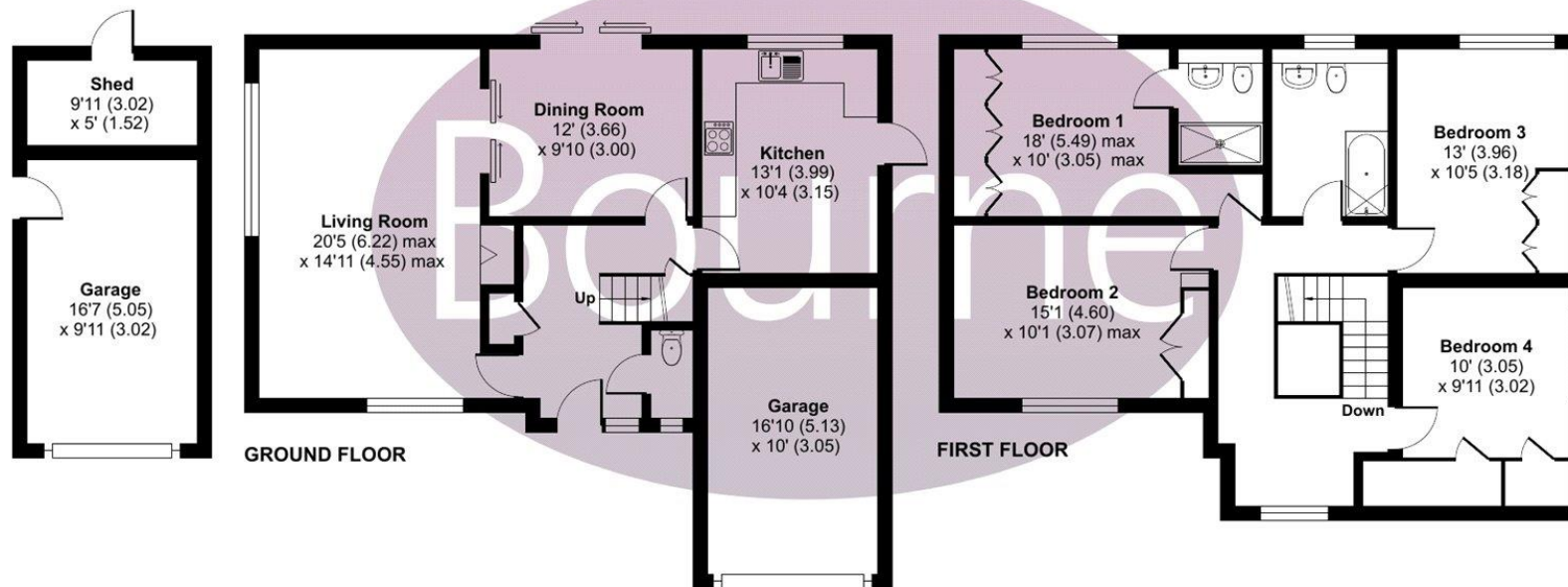
Approximate Area = 1549 sq ft / 144 sq m

Garages = 335 sq ft / 31.1 sq m

Shed = 50 sq ft / 4.6 sq m

Total = 1934 sq ft / 179.6 sq m

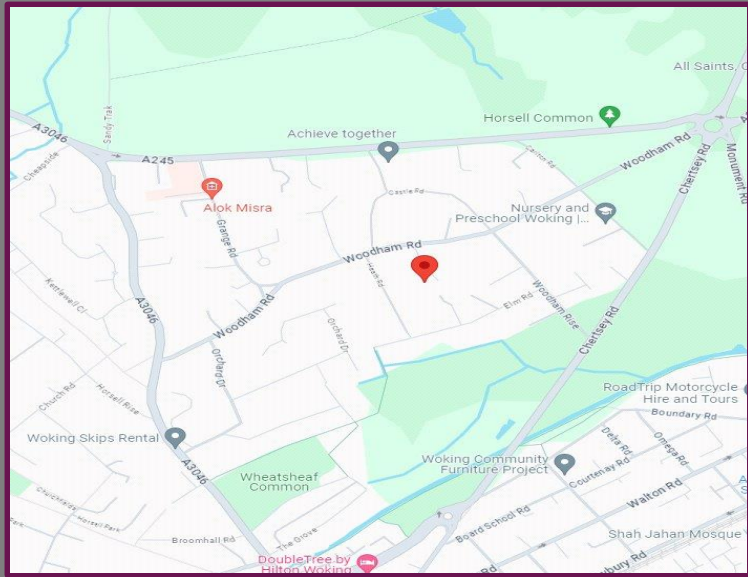
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1091898

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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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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