



ESTATE AGENTS



Grobars Avenue, Horsell, Woking, Surrey, GU21 4TP

Asking Price £600,000

25 Grobars Avenue, Horsell, Woking, Surrey, GU21 4TP

A recently modernised three bedroom family home with potential for extension (STPP) located in the popular Horsell village close to its local shops, schools and village high street. As you step into the house through the entrance hall, you are greeted by a warm and inviting ambiance. The entrance hall grants access to the various sections of the house, ensuring a convenient flow throughout.

To the left of the entrance hall, you'll find the spacious and tastefully designed living room. The wooden flooring is a work of art with its incredibly detailed circular inlaid pattern, adding a touch of elegance to the space. A marble fireplace surround and a smart log burner serve as focal points, providing both comfort and style on chilly evenings.

Adjacent to the living room is a fully equipped and modern kitchen. It boasts a total of 14 base and wall level units, offering ample storage space to keep the countertops neat and clutter-free. The kitchen also features provisions for appliances and side access, making it easy to bring in groceries or access the garden.

On the ground floor, a well-appointed family bathroom with a separate WC provides convenience for both residents and guests alike. The thoughtful design and modern fixtures create an atmosphere of relaxation and comfort.

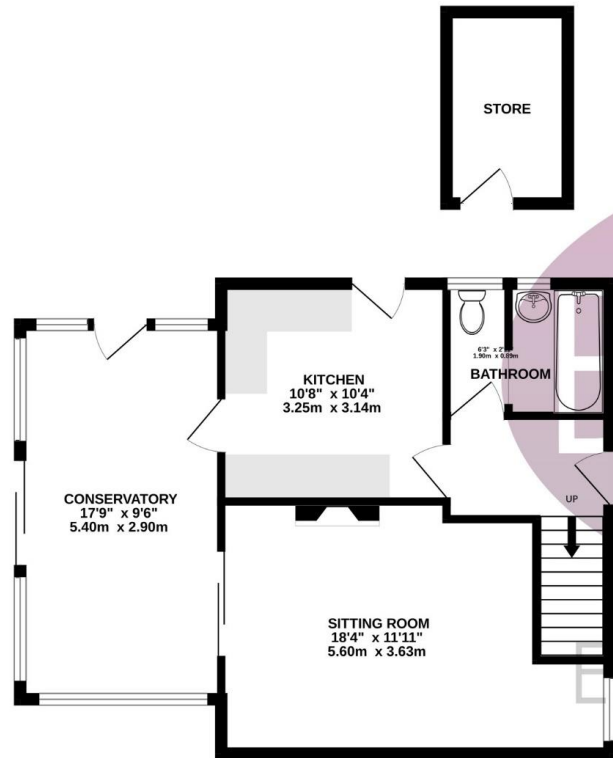
One of the highlights of this magnificent house is the bespoke oak and aluminium orangery that connects the living room and kitchen. This charming space is flooded with natural light and adorned with stunning stone flooring. With its seamless access to the garden, it's the perfect spot for enjoying the outdoors while being sheltered in a cozy environment.

- Semi-detached house
- Three bedrooms
- Modern kitchen
- Bespoke orangery with stone flooring
- Living room with inlaid wooden flooring
- Marble feature fireplace with log burner
- En-suite bathroom
- Downstairs family bathroom

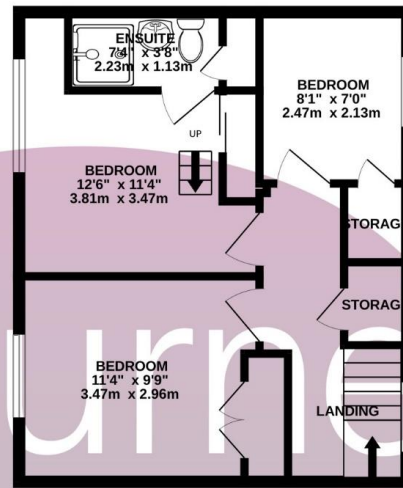


Floorplan

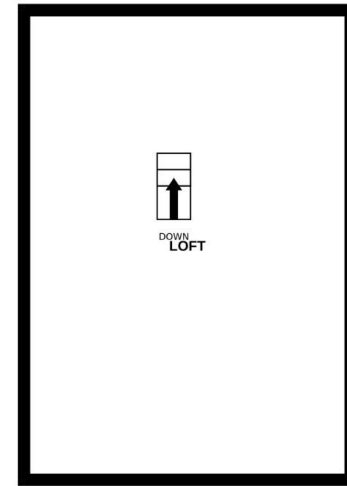
GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

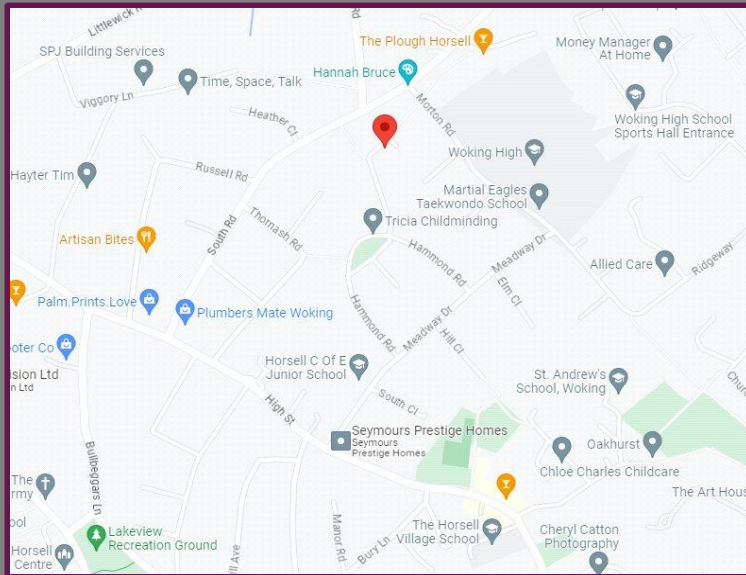


TOTAL FLOOR AREA : 1377 sq.ft. (128.0 sq.m.) approx.

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.

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		84
(69-80) C	69	
(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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