

MANNERS

RESIDENTIAL

3 Bedroom House for Sale - £480,000
The Larches, Horsell, Woking, Surrey, GU21 4RE



KEY FEATURES

- NO ONWARD CHAIN • END OF TERRACE HOUSE • THREE BEDROOMS • SPACIOUS LIVING ROOM • REFITTED KITCHEN AND BATHROOM • DOUBLE GLAZING AND GAS C.H. • ENCLOSED REAR GARDEN • GARAGE • CUL DE SAC POSITION • FREEHOLD

Description

OFFERED TO THE MARKET WITH NO ONWARD CHAIN. Tucked away in quiet cul-de-sac in a prime residential area, this three bedroom end of terrace house has been refurbished in recent years and is conveniently positioned within walking distance of both central Woking and Horsell's traditional village centre.

The light and airy accommodation, which is presented in neutral tones throughout comprises on the ground floor of a recessed entrance porch, entrance hall, cloakroom with a refitted suite, a spacious twin aspect living room with direct access to the rear garden and a recently refitted kitchen with a built in oven, hob and extractor fan. Stairs from the hallway lead to a galleried first floor landing, three bedrooms, (two are large doubles with built in wardrobes) and a recently refitted bathroom suite. The whole being complimented by gas central heating and double glazing. The property enjoys a lawned front garden, and a larger than average enclosed rear garden, which is predominately laid to lawn with a patio area and garden shed. There is a GARAGE in a close by block.

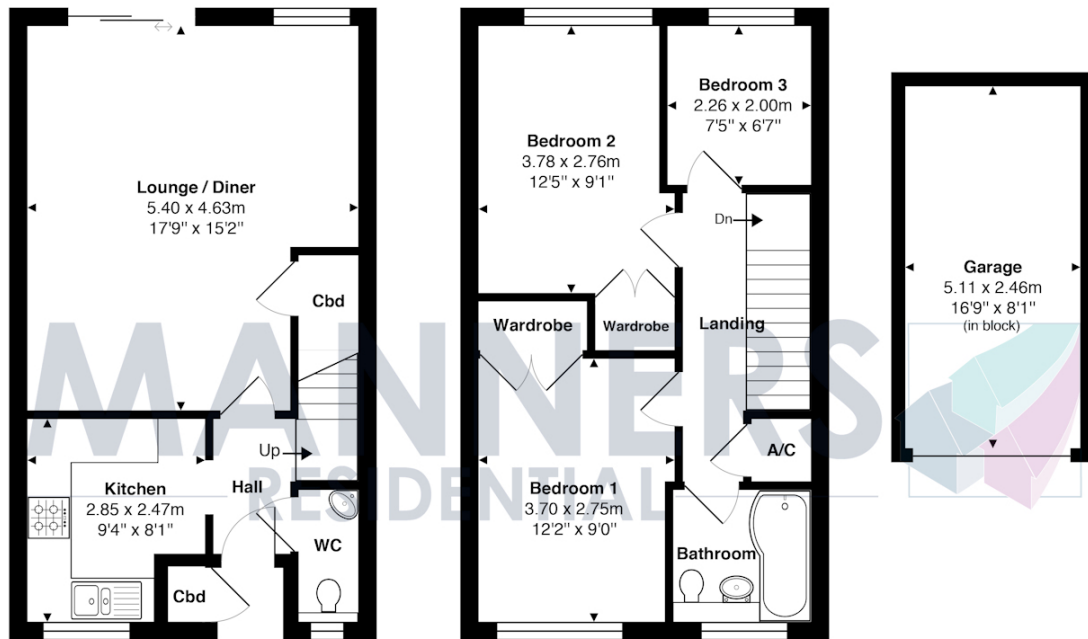
NB. The property is subject to a modest estate service charge.

Transport links to London are within easy reach via the mainline station in Woking and access to the M25 and M3 motorways located a short drive away. Horsell Village features a range of independent shops and amenities as well as sort after schools for all age groups.

Additional Information: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx. Gross Internal Area 37.9 m² ... 408 ft²

1st Floor
Approx. Gross Internal Area 38.8 m² ... 418 ft²



Total Approx. Gross Internal Area 76.7 m² ... 825 ft²
All measurements are approximate and for display purposes only. Not to scale.