

# MANNERS

## RESIDENTIAL

3 Bedroom House for Sale - £490,000

Broomhall Lane, Horsell, Woking, Surrey, GU21 4AN



### KEY FEATURES

- NO ONWARD CHAIN • TOWN HOUSE • THREE BEDROOMS • DOUBLE ASPECT LIVING ROOM • RECENTLY REFITTED KICTHEN • RECENTLY REFITTED BATHROOM • GAS CH AND DOUBLE GLAZING • COURTYARD STYLE REAR GARDEN • GARAGE • FREEHOLD

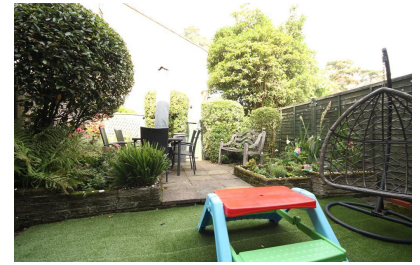
## Description

OFFERED TO THE MARKET WITH NO ONWARD CHAIN. Located in peaceful spot in a highly regarded residential area, this attractive three bedroom Neo Georgian town house is ideally positioned for the commuter, within walking distance of both Woking's vibrant town centre and mainline station, as well as Horsell's traditional village centre and sought after schools.

Having been refurbished in recent years, the property is presented in fresh neutral tones throughout, and offers a recently refitted kitchen and family bathroom. The light and airy accommodation is complimented by a gas fired radiator central heating system, double glazing, a well maintained courtyard style rear garden and a garage in a close by block.

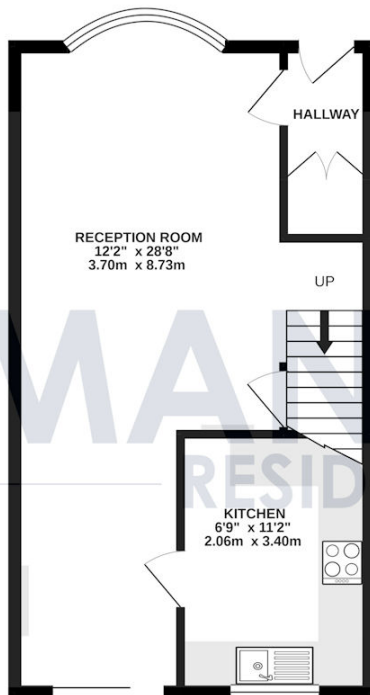
Approached by a pathway leading to a Georgian style portico, the ground floor accommodation comprises of: an entrance hall, spacious double aspect living room with direct access to the rear garden, and a recently refitted kitchen with a built in oven, hob and extractor. Stairs from the living room lead to a galleried first floor landing, three good sized bedrooms ( two with built in wardrobes), and a recently refitted family bathroom suite. There is an open plan garden to the front, a well maintained courtyard style garden to the rear and a GARAGE in a close by block.

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.

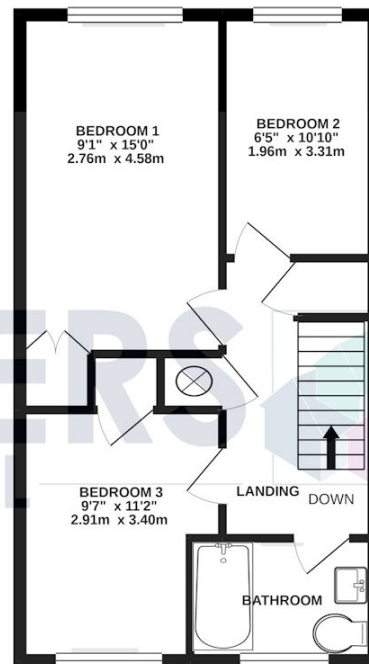


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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