

MANNERS

RESIDENTIAL

3 Bedroom House for Sale - £470,000
The Larches, Horsell, Woking, Surrey, GU21 4RE



KEY FEATURES

- NO ONWARD CHAIN • THREE BEDROOMS • SPACIOUS LIVING ROOM • MODERN KITCHEN AND BATHROOM • DOUBLE GLAZING AND GAS CH • ENCLOSED REAR GARDEN • GARAGE IN BLOCK • WALKING DISTANCE TO TOWN AND STATION • FREEHOLD • EPC RATING:- C72 / COUNCIL TAX BAND:- D

Description

OFFERED TO THE MARKET WITH NO ONWARD CHAIN. Tucked away in quiet cul-de-sac in a prime residential area, this three bedroom mid 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.



Location

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.

Exterior

Outside - The property enjoys a lawned front garden, and an enclosed rear garden, which is predominately laid to lawn with a patio area. There is a GARAGE in a close by block.

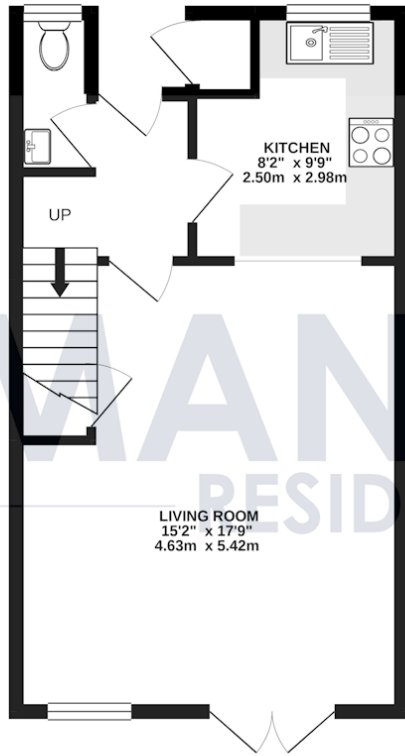
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

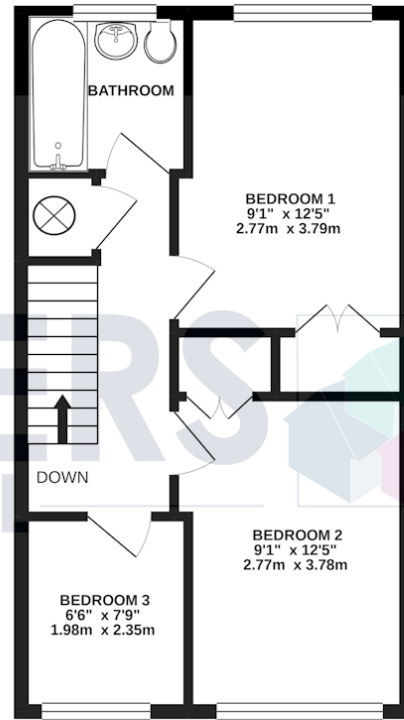
Additional Information: NB. The property is subject to a modest estate service charge of approximately £150 per annum.

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 tested any appliances, electrical or plumbing installation or central heating systems.

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 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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