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HORSELL

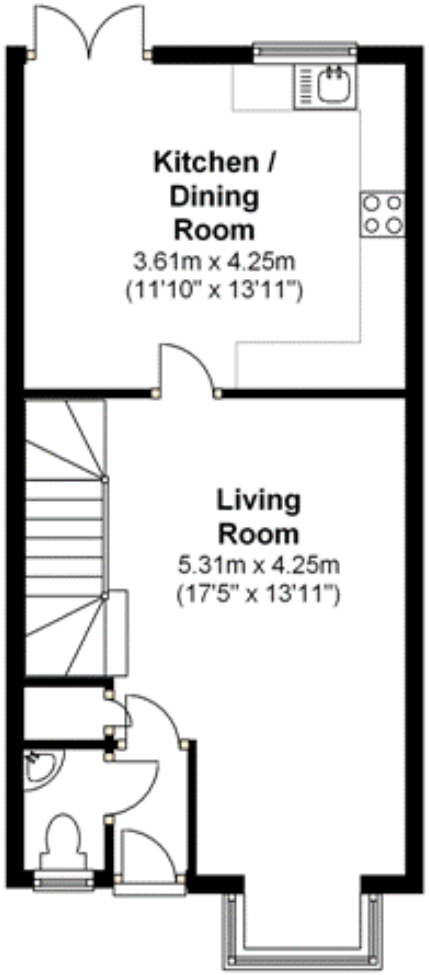
£465,000

Set within a popular and peaceful cul-de-sac, this modern three-bedroom family home offers well-proportioned accommodation and a convenient location within walking distance of Woking town centre, the mainline railway station and the heart of Horsell village.

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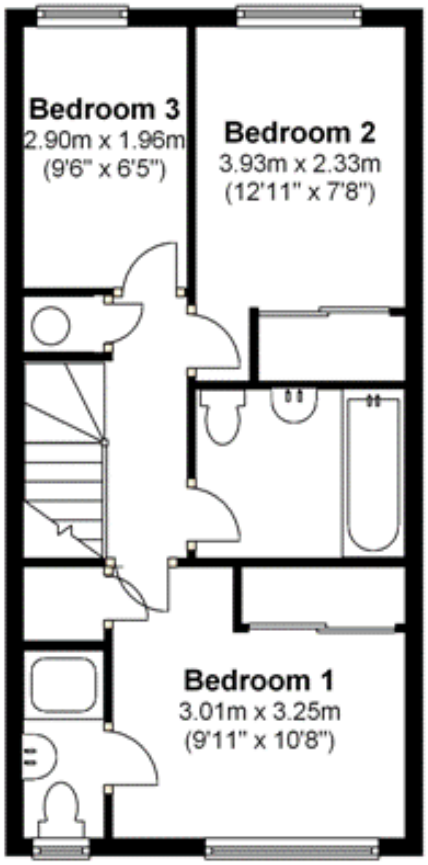
8 Gregory Close

Approx. 38.2 sq. metres (411.1 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 74.5 sq. metres (802.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. All measurements are to the maximum width and or length and the area stated is a gross internal measurement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Gregory Close, Horsell, Woking, Surrey, GU21

- **Modern three-bedroom mid-terrace family home**
- **Quiet and popular cul-de-sac location**
- **Spacious living room with feature box bay window**
- **Separate dining room with direct access to the rear garden**
- **Contemporary fitted kitchen and ground-floor cloakroom**
- **Principal bedroom with en-suite shower room**
- **Two allocated parking spaces**

Set within a popular and peaceful cul-de-sac, this modern three-bedroom family home offers well-proportioned accommodation and a convenient location within walking distance of Woking town centre, the mainline railway station and the heart of Horsell village.

The welcoming entrance hall provides access to a useful ground-floor cloakroom and leads through to the bright and comfortable living room, which features an attractive box bay window. A separate dining room creates an ideal setting for family meals and entertaining, with double doors opening directly onto the rear garden and allowing the indoor and outdoor spaces to flow naturally together. The modern fitted kitchen offers a practical arrangement of storage and preparation space. Upstairs, the principal bedroom benefits from its own en-suite shower room, while two further bedrooms are served by a well-appointed family bathroom. The versatile layout makes the property equally suited to growing families, professional couples or those requiring space to work from home. Outside, the property enjoys both front and rear gardens, with the enclosed rear garden providing a pleasant space for relaxing, outdoor dining and entertaining during the warmer months. Two allocated parking spaces provide valuable off-road parking.

Ideally positioned in the charming village of Horsell and within walking distance of Woking's vibrant town centre, this location offers an exceptional balance of lifestyle, connectivity, and natural beauty. Horsell Village retains a strong sense of community and is celebrated for its picturesque countryside walks, renowned gastro pubs, and outstanding schools, both state and independent. It is home to institutions such as Horsell Village Primary School, Woking High School and Halstead St Andrew's School. Residents can also enjoy the tranquillity of nearby Horsell Common and scenic walks along the Basingstoke Canal, offering a perfect blend of urban convenience and rural charm. Woking itself presents a dynamic town centre filled with an eclectic mix of high street and boutique shopping, including the popular Peacocks Centre, home to the New Victoria Theatre and a multi-screen cinema. A wide variety of restaurants, cafes, and delicatessens cater to every culinary taste. Woking's mainline station provides fast and frequent services to London Waterloo in approximately 24 minutes, making it a prime choice for commuters. The nearby road networks — including the A3, M3, M4, and M25 — ensure easy access to central London, the southwest of England, and all major London airports, including Heathrow.

Council Tax Band D - EPC Rating C - Tenure: Freehold

Please note: The photographs shown were taken prior to the current tenancy.

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.











