



Brackdene Close, Horsell, Woking, Surrey, GU21 4ED

£1,100,000

Brackendene Close, Horsell, Woking, Surrey, GU21 4ED

Light, Airy, and Well-Presented Throughout:

The property is light, airy, and well-presented throughout. The welcoming entrance hall opens to the principal reception rooms, seamlessly blending style and functionality.

Living and Entertaining:

Featuring a large living room, links to a separate study, formal dining room with garden access, the home is ideal for both entertaining and everyday living. The spacious kitchen, with its range of eye and base level units, flows into a generous utility room and then into the integral garage, creating a wonderfully flexible space.

Bedrooms and Bathrooms:

Upstairs, five generous bedrooms provide ample accommodation. The master bedroom includes an en-suite bathroom, while the four-piece family bathroom ensures comfort and convenience for the entire household.

Garden & Exterior

At the front of the house there is a large tarmac driveway that allows for the off-road parking of a number of cars as well as a beautifully tended front garden that is principally lawned with inset flower and shrub beds. The rear garden is equally as impressive with large laid to lawn area, patio at the end of the garden and well enclosed on all sides giving the house an excellent feeling of seclusion and privacy.

Location

Brackendene Close is a very well positioned residential road that sits in a hugely convenient location within easy reach of Woking town centre. Within equally easy reach is Horsell village which has a comprehensive array of local shops along with a number of pubs and restaurants.

Council Tax Band G - £3,952.66pa

- Substantial detached house
- Five bedrooms
- Three reception rooms
- Integral double garage
- En-suite to master
- Sought after village location
- Walking distance of the town centre
- Secluded enclosed garden



Floorplan



Brackendene Close, Woking, GU21

Approximate Area = 1868 sq ft / 173.5 sq m

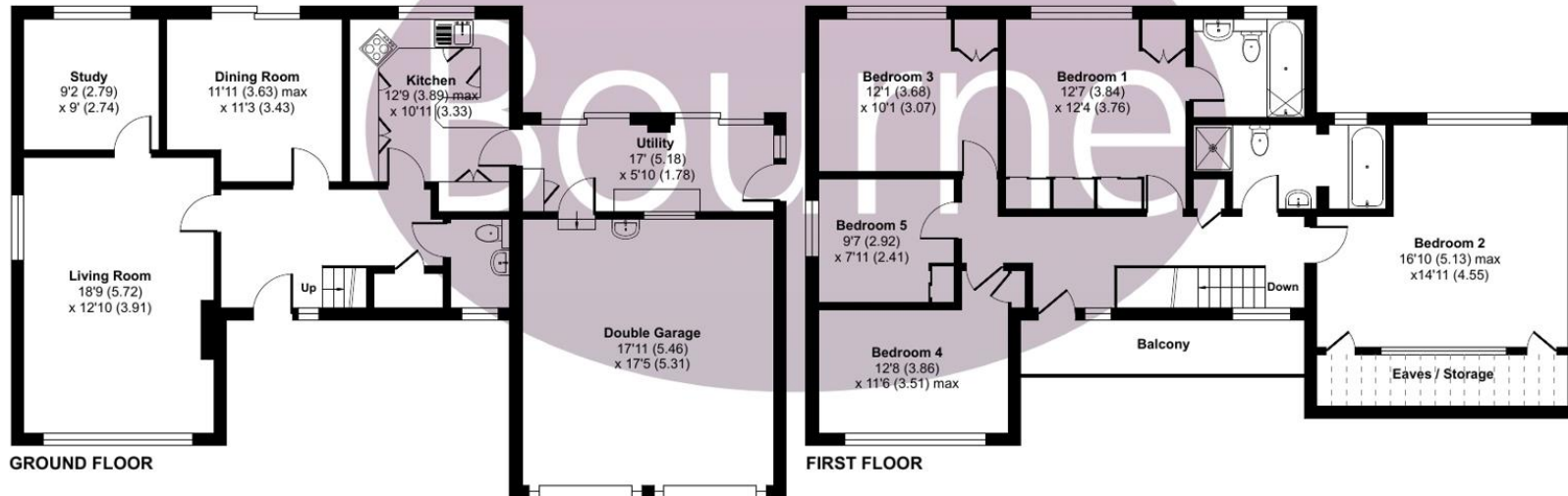
Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuilding = 306 sq ft / 28.4 sq m

Total = 2242 sq ft / 208.2 sq m

For identification only - Not to scale

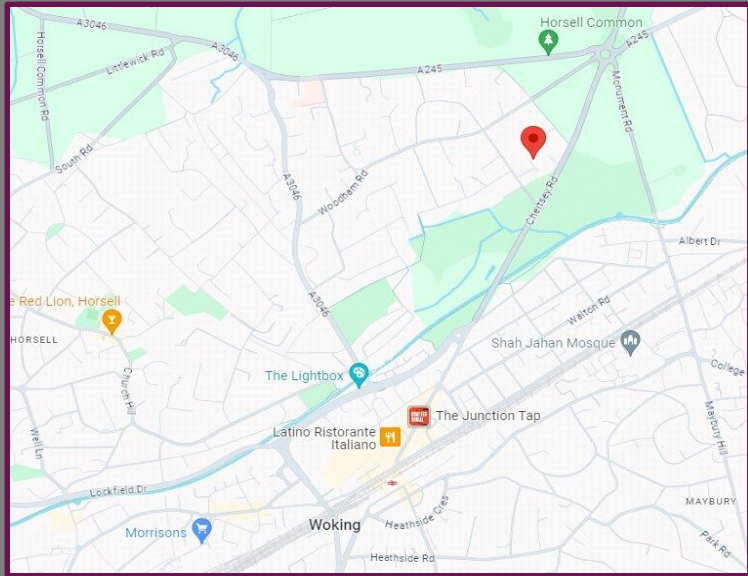
Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Bourne Estate Agents. REF: 1133538

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		
(69-80) C		77
(55-68) D	55	
(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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