CURCHODS

# Waverley, Heath Road

Woking, Surrey, GU21 4DT

**4 Bedrooms | 2 Bathrooms | 3 Reception Rooms**

## Asking Price £1,295,000

Freehold

Set within a mature and established plot, Waverley is an attractive and substantial detached family home offering well-proportioned and versatile accommodation.
The ground floor provides an excellent range of living spaces, ideal for both everyday family life and entertaining. The accommodation includes a generous sitting room, separate dining room and family room, alongside a kitchen/breakfast room and conservatory overlooking the garden. A cloakroom completes the ground-floor accommodation.
Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The remaining bedrooms provide excellent flexibility for family living, guests or those requiring space to work from home, and are served by the family bathroom facilities.
Outside, Waverley is approached via a generous driveway providing ample off-street parking and access to the attached double garage. The house sits within an established plot surrounded by mature planting, giving the frontage an attractive and private feel.

**EPC C | Council Tax Band G**

# Key Features

- Substantial Four Bedroom Detached Family Home
- Approximately 2,287 Sq Ft of Accommodation
- Three Generous Reception Rooms
- Kitchen/Breakfast Room & Conservatory
- Four Well-Proportioned Bedrooms
- Two Bath/Shower Rooms Plus Ground Floor Cloakroom
- Attached Double Garage
- Generous Driveway Parking
- Substantial & Mature Rear Garden
- Established Residential Location in Woking

# Location

Heath Road is a highly regarded private road within the sought-after village of Horsell, celebrated for its charming character properties, strong sense of community and excellent connectivity. Horsell High Street just a short distance away, offers a selection of independent shops, cafés, restaurants, convenience stores and everyday essentials.

Horsell Common is also close at hand, providing an exceptional natural setting for walking, cycling and outdoor pursuits. Steeped in local history, the Common is famously associated with H.G. Wells' The War of the Worlds and offers an extensive network of woodland and heathland to explore.

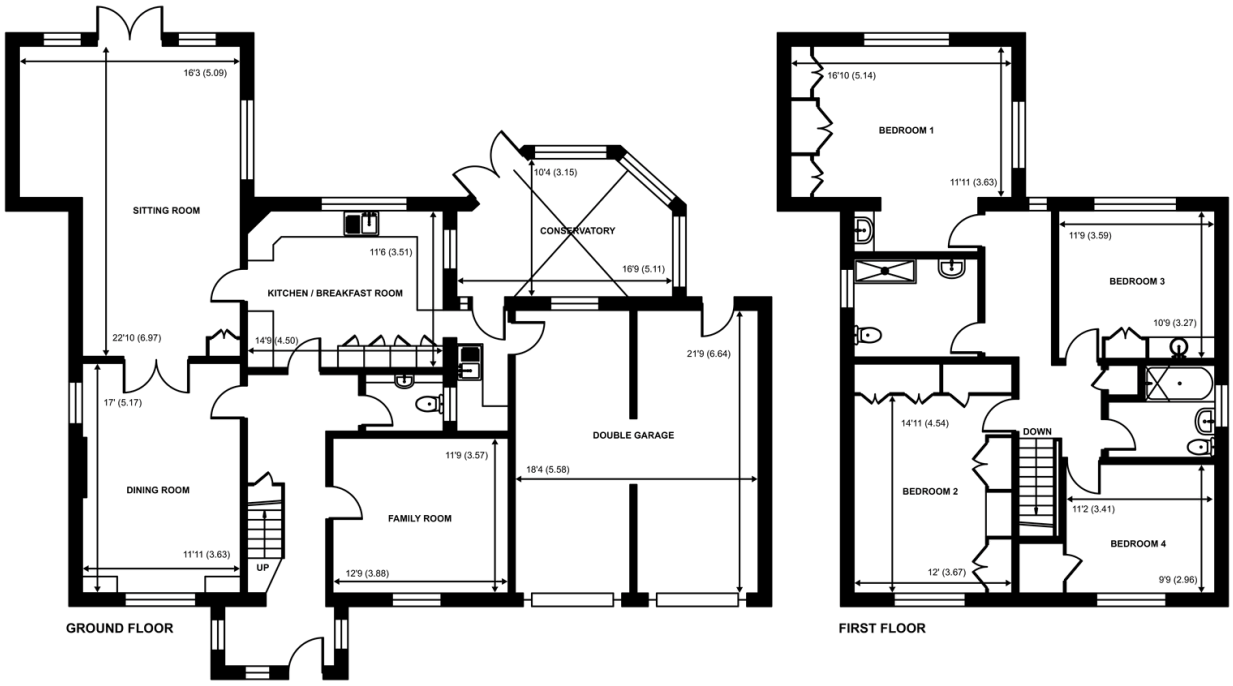
For commuters, Woking station is approximately one mile away, providing fast and frequent rail services to London Waterloo, making the area particularly well suited to those travelling into the capital.

# Additional Information

Our client has advised that the property has mains drainage, gas, water and electricity.

CURCHODS

Approximate Area = 2287 sq ft / 212.4 sq m
Garage = 390 sq ft / 36.2 sq m
Total = 2677 sq ft / 248.6 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1522376


01483 776644 | woking@curchods.com
Bridge House, Goldsworth Road, Woking, Surrey, GU21 6JT



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.


Reference: CWG240186


arla | propertymark PROTECTED
naea | propertymark PROTECTED
TENANCY DEPOSIT SCHEME PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK