



## **GOLDSWORTH PARK**

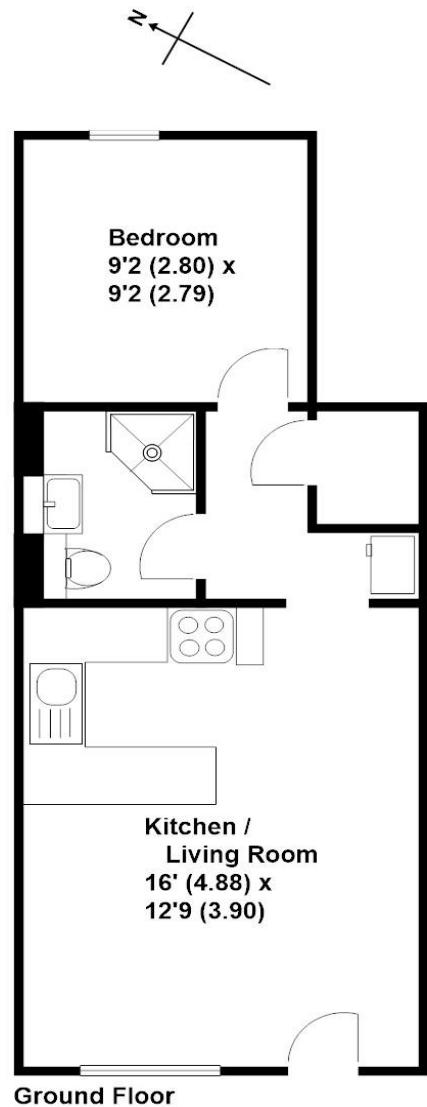
**£210,000**

**Nestled within the desirable Goldsworth Park development, this well-presented ground floor maisonette offers a superb opportunity for both first-time buyers and investors alike.**



# Tolvaddon Close, Goldsworth Park

Approximate gross internal floor area 380 sq/ft - 35.3 m/sq



These plans are not drawn to scale and are for representational purposes only.  
The services, systems and appliances listed in these details have not been tested  
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## Tolvaddon Close, Goldsworth Park, Woking, Surrey, GU21

- **Ground Floor Maisonette**
- **Open Plan Living**
- **One Bedroom**
- **Modern Kitchen & Bathroom**
- **Double Glazed**
- **Allocated Parking**
- **Walking Distance of Local Amenities & Goldsworth Park Lake**
- **Ideal First Time Purchase or Investment Buy**

Nestled within the desirable Goldsworth Park development, this well-presented ground floor maisonette offers a superb opportunity for both first-time buyers and investors alike. Perfectly positioned within walking distance of local shops, essential amenities, and the tranquil Goldsworth Park Lake, the property enjoys a convenient and peaceful setting ideal for modern living.

The accommodation comprises a generously sized double bedroom, a spacious open-plan living area, a contemporary fitted kitchen, and a stylish three-piece bathroom suite. Designed with comfort and practicality in mind, the layout provides a bright and welcoming atmosphere, enhanced by double glazing throughout. Its ground floor position adds to the accessibility and ease of day-to-day living. Additional benefits include allocated parking and excellent transport links, making this home not only a comfortable retreat but also a smart lifestyle investment. With demand in the area consistently strong, this charming property represents a rare chance to secure a home in a sought-after location. Whether you are stepping onto the property ladder or expanding your investment portfolio, this maisonette offers exceptional value and convenience. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

**Location** - This property boasts a prime location within easy reach of Goldsworth Park's highly regarded Beaufort Primary School, Goldsworth Primary School and a variety of amenities, including a Waitrose supermarket, medical and dental practices, local shops, a petrol station, and the scenic Goldsworth Park Lake. Residents also benefit from the close proximity of Woking Town Centre, known for its modernity and recent significant improvements. Here, one finds a vibrant urban hub boasting a diverse selection of bars, cafes, and restaurants, alongside excellent shopping opportunities, notably at the Peacocks Centre, which houses the New Victoria Theatre and a multi-screen cinema. Surrounding the town, expansive open spaces and woodlands offer abundant opportunities for walking and cycling, complemented by a multitude of highly regarded schools, both private and state, making this location highly desirable for families and commuters alike. Woking also boasts one of the top commuting rail stations in the southeast, providing rapid and frequent service to London Waterloo in approximately 23 mins.

Council Tax Band B - EPC Rating C - Tenure: Leasehold(951 Yrs remaining 2025) - Ground Rent £50 PA

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.

## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
72	78



