



Ashton Road, Woking, GU21 3QF  
£410,000 Freehold

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**\*\* NO CHAIN \*\*** A smartly presented semi-detached home situated within a quiet cul-de-sac conveniently located for amenities and Woking town centre.

From the entrance hallway, there is a downstairs cloakroom, moving to the rear of the property there's a double aspect living/dining room overlooking the rear garden and accessed via patio doors. A modern fitted kitchen with integral oven and fitted hob plus additional space for appliances. Upstairs there are three bedrooms all offering good space including a refitted family bathroom. With the advantage of double glazing, a private enclosed garden mostly laid to lawn with a patio area and to the rear a garage accessed via an up-and-over door in the block.

Located in the sought-after Goldsworth Park area, this home puts you in easy reach of a variety of local shops and amenities including doctors, dentist and Waitrose, whilst nearby the natural beauty of Goldsworth Park Lake and recreation grounds are accessible.

Council Tax Band -D



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Ground Floor  
Total Approximate Area  
413.87 sq. ft.  
(38.45 sq. m)

First Floor  
Total Approximate Area  
413.87 sq. ft.  
(38.45 sq. m)

Total Approximate Area  
827.74 sq. ft.  
(76.90 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		71	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

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