



Oakfield, Woking, GU21 3QS
£415,000 Freehold

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Situated in one of Goldsworth Park's popular roads near to local amenities and the lake, this well presented three bedroom extended end of terrace home. The large living room benefits from double aspect views and access to the garden. The refitted Shaker style kitchen with its built in units, includes a breakfast bar and integrated appliances a thoughtful extended utility area that leads through into a separate dining room with its front aspect views.

Upstairs are three good size bedrooms, two double bedrooms and a single which can function as a bedroom or an office. All are serviced by the family bathroom with a white suite which has an enclosed power shower.

The property has a garage in a near-by block and a lawned front garden. With side access to the private enclosed rear garden which is mainly laid to lawn with a shrub boarder, patio area and shed.

This property is offered to the market chain free, in excellent condition and would make for a great family home.

Council Tax Band - D



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | 74 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ 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

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.