



Bishops Wood, Goldsworth Park, Woking, GU21 3QD  
£365,000 Freehold

**brandons**

# brandons

Located in one of Goldsworth Park's popular cul-de-sacs, convenient for all local amenities which includes the lake and within easy reach to Woking centre and station, this two-bedroom terrace home. There's a good size lounge/dining room with front aspect views. The property is very well presented and the refitted kitchen with views and access to the garden, features white base and eye level cupboards and integral oven and hob along with space for a washing machine and fridge freezer.

Upstairs both double bedrooms are serviced by the refitted modern bathroom with a white suite, and a vanity style hand basin.

The property benefits from a garage and a lawned front garden. With gated access to the rear of the property, the private enclosed rear garden is mainly lawn with a patio area and shed.

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 and station.

This property is offered to market in excellent order and would make for a great home, a viewing is recommended.

Council Tax Band - C



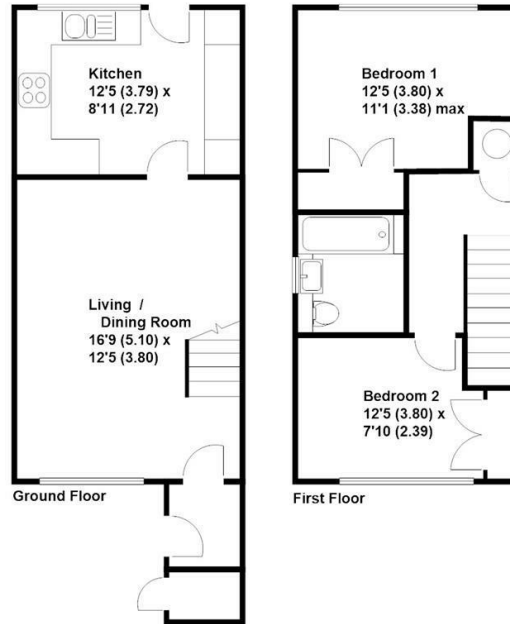
# brandons



# brandons

## Bishops Wood, Woking

Approximate gross internal floor area 670 sq/ft - 62.3 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  
by Brandons Estate Agents, and no guarantee is given to their operational ability or efficiency.  
Created by www.wisemove.co.uk

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| 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 |  |         |           |
| England & Wales                             |  | 68      | 79        |
| 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                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (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)

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.



[www.brandonsmove.co.uk](http://www.brandonsmove.co.uk)

these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

