



GOLDSWORTH PARK

£635,000

Tucked away within a peaceful cul-de-sac and enjoying easy access to picturesque lakeside walks, this attractive four-bedroom link-detached family residence offers well-balanced accommodation ideally suited to modern family living.



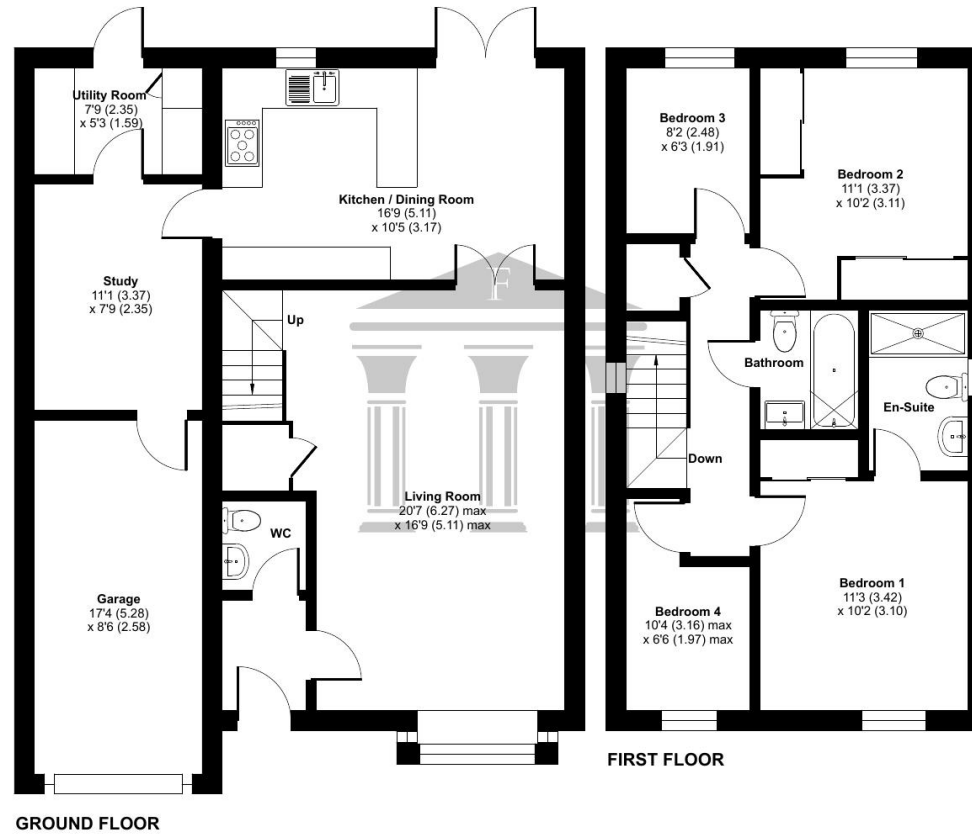
Upton, Woking, Surrey, GU21

Approximate Area = 1216 sq ft / 112.9 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1358 sq ft / 126 sq m

For identification only - Not to scale



Upton, Woking, Surrey, GU21

- **Four-bedroom link-detached family home**
- **Peaceful cul-de-sac location**
- **Bay-fronted living room**
- **Kitchen/dining room with garden access**
- **Study, utility room and integral garage access**
- **Principal bedroom with en-suite and fitted wardrobes**
- **Driveway parking and attached garage**
- **Easy reach of scenic lakeside walks**

Tucked away within a peaceful cul-de-sac and enjoying easy access to picturesque lakeside walks, this attractive four-bedroom link-detached family residence offers well-balanced accommodation ideally suited to modern family living. Combining practical living space with a desirable setting, the property presents an excellent opportunity for those seeking both comfort and convenience.

The ground floor accommodation is centred around a bright bay-fronted living room, creating a welcoming space for relaxation and entertaining. Double doors lead through to the open-plan kitchen/dining room, providing an ideal hub for family life, with further doors leading directly onto the rear garden. In addition, there is a separate study, perfect for home working, which in turn leads to the utility room and benefits from direct internal access to the garage. A convenient downstairs cloakroom completes the ground floor layout.

On the first floor, the property offers four well-proportioned bedrooms. The principal bedroom enjoys the benefit of an en-suite shower room, whilst both the principal and second bedrooms feature built-in wardrobes, providing excellent storage solutions. A family bathroom serves the remaining bedrooms and is thoughtfully arranged to accommodate the needs of a growing family.

Outside, the rear garden is predominantly laid to lawn and complemented by a patio area, creating an ideal setting for outdoor dining and entertaining. To the front, a driveway provides off-street parking for one vehicle and leads to the attached garage, which benefits from direct access into the property.

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 E - EPC Rating D - Tenure: Freehold



