



### **£415,000 Freehold**

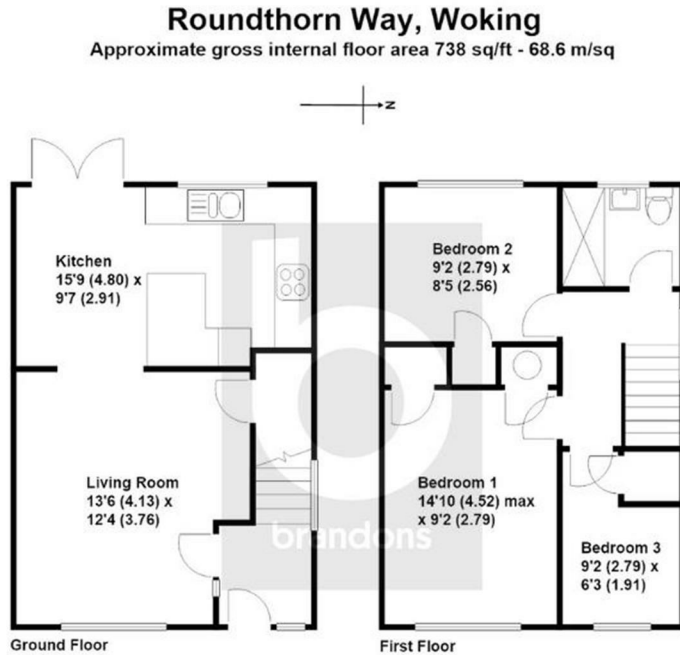
A chance to acquire this three-bedroom staggered end terraced home, sitting in a very popular location on the fringe of the lake at Goldsworth Park. The accommodation includes an open plan double-aspect living/dining room and gas-radiator heating throughout, three bedrooms, one of which benefits from built-in storage and a refitted modern bathroom. The kitchen comprises of a comprehensive range of eye-level cupboards and matching drawers, integrated hob and oven plus space for appliances and a breakfast bar. This home benefits from a large, secluded rear garden.

Externally, the property has a garage within a close-by block, and the rear garden is mainly grass with an area of patio and completely enclosed and the front garden offers the property a good amount of privacy plus space to the side for

extending. (Subject to the usual consents). Just a short walk to Goldsworth Park shopping centre and within a half mile and Woking centre and station just over a mile. Positioned on a popular cul-de-sac the property is set within easy reach of Goldsworth Park Lake and open green spaces.

Waitrose supermarket, popular local schools and all amenities are on hand with an excellent regular bus service taking shoppers and commuters to Woking Town centre and Mainline Rail every ten minutes. A viewing is highly recommended, step inside and discover what this family home has to offer.  
Council Tax Band C

## Roundthorn Way, Woking, GU21 3QN



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.visionwin.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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	79
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	75	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

