



Sales. Lettings. Mortgages

Guide price £270,000
Nethercote Avenue, WOKING, GU21 3JZ



1
Bedroom



1
Bathroom



1
Receptions



0
Parking Space





- End-terrace house
- 1 bedroom, 1 bathroom, 1 reception

Maple Estate Agents are delighted to present this charming one-bedroom end-of-terrace house, situated within the popular residential area of Goldsworth Park, Woking. Offering well-proportioned accommodation, a private enclosed garden and convenient access to local amenities, this property presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The ground floor features a bright and welcoming reception room, complete with wood-effect flooring, a feature fireplace and direct access to the rear garden. The adjoining fitted kitchen offers wooden cabinetry, ample worktop space, an integrated oven, electric hob and space for essential appliances.

Upstairs, the property comprises a well-proportioned bedroom benefiting from natural light and useful wardrobe storage. The bathroom features contemporary grey tiling, a bathtub with overhead shower, washbasin and WC.

Externally, the property enjoys a private enclosed rear garden featuring a paved patio, lawn and mature trees, creating a pleasant outdoor space for relaxing or entertaining.

Location & Local Amenities

The property is conveniently located within Goldsworth Park, benefiting from an excellent selection of everyday amenities. Nearby Goldsworth Park Centre offers a Waitrose supermarket, petrol station, Goldsworth Park Health Centre, pharmacy and additional local shops and services.

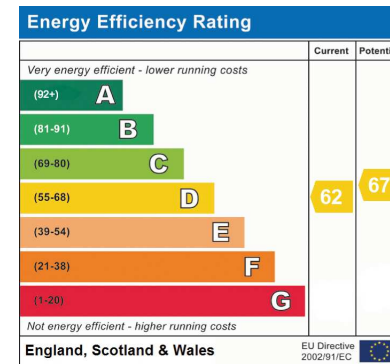
Residents also benefit from regular public transport connections to Woking town centre, including the Stagecoach 91 service from Goldsworth Park Centre to Woking Railway Station.

Woking Town Centre & Transport Links

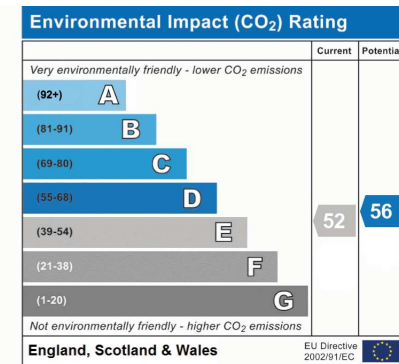
Woking town centre offers an extensive range of shopping, dining and leisure facilities, including Victoria Place Shopping Centre, high-street retailers, cafés, restaurants, a cinema and the New Victoria Theatre.

For commuters, Woking's mainline railway station provides direct services to London Waterloo, alongside convenient connections to Guildford and surrounding destinations.

Combining comfortable living accommodation, private outdoor space and excellent access to everyday amenities and transport links, this one-bedroom end-of-terrace house presents a fantastic opportunity to enjoy the convenience of Goldsworth Park and the wider Woking area.



Address: Nethercote Avenue, WOKING, GU21 3JZ



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Disclaimer

Whilst these particulars have been carefully prepared by Jigsaw Property Consultants Limited their accuracy cannot be guaranteed. They do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Jigsaw Property Consultants Limited. Registered in England No. 10471925. Registered Office 4 The Green, Rowlands Castle Hampshire PO9 6BN. VAT No. 280 511 917

Energy performance certificate (EPC)

1 Nethercote Avenue
WOKING
GU21 3JZ

Energy rating

D

Valid until: **26 October 2036**

Certificate number: **2150-4060-2060-1197-3621**

Property type **End-terrace house**

Total floor area **42 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Poor
Main heating	Room heaters, electric	Poor
Main heating control	Programmer and room thermostats	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 182 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended

When considering the PV installation consider installing PV battery and a PV diverter for water heating.

Smart meters

This property had **a smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,233 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £655 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 3,031 kWh per year for heating
 - 1,852 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 0.7 tonnes of CO₂

This property's potential production 0.1 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£5,000 - £10,000	£88
2. Add additional 80 mm jacket to hot water cylinder	£20 - £40	£27
3. ..	£5,000 - £30,000	£487
4. Solar water heating	£4,000 - £7,000	£53
5. Solar photovoltaic panels	£8,000 - £10,000	£255

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](https://www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Carl Mallon
Telephone	0203 397 8220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID204962
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 October 2026
Date of certificate	27 October 2026
Type of assessment	RdSAP