



Bishops Wood, Woking, GU21 3QA  
£399,950 Freehold

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Situated 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 three bedroom 'Northwood style' end of terrace home. There's a good size lounge/dining room with views and access to the enclosed rear garden. The property is very well presented, and the refitted kitchen features white base and eye level cupboards and integral oven and hob along with space for a washing machine and fridge freezer.

Upstairs you will find all three well-proportioned bedrooms, all are serviced by the refitted modern bathroom, with a white suite, a shower over the bath 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



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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 family home, with planning permission in place, a viewing is recommended.

Council Tax Band - D



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			77
(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)

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