



Armadale Road, Goldsworth Park, Woking, Surrey, GU21 3LD

Stunning two-bedroom house with generous garden, boasting stylish fittings throughout with contemporary kitchen, bathroom & WC with LED lighting whilst being located within easy reach of local shops.

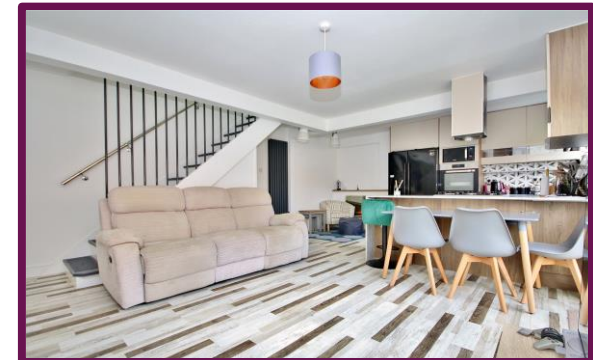
Entering the property a double glazed front door leads into an entrance hall with tiled flooring and access to a convenient downstairs WC and a utility cupboard with plumbing. From the entrance hall a glazed door opens into the dual aspect living and dining room with double glazed windows and door leading to the garden. This sensational open plan space showcases a modern kitchen with a range of wall and base level units with work surfaces over, space for appliances and a breakfast bar.

Stairs leads to the first floor landing with doors to each of the bedrooms, the master benefitting from fitted double wardrobes with sliding door. The bedrooms are serviced by a refitted family bathroom with low level WC, bath with shower over and hand basin in vanity.

To the side of the property, there is a private enclosed garden with rear access with newly installed patio, timber storage shed, raised borders and the remainder of the garden laid to lawn. Allocated parking is located nearby.

Council Tax Band C - £1998.90pa
(figures correct for 2023-2024)

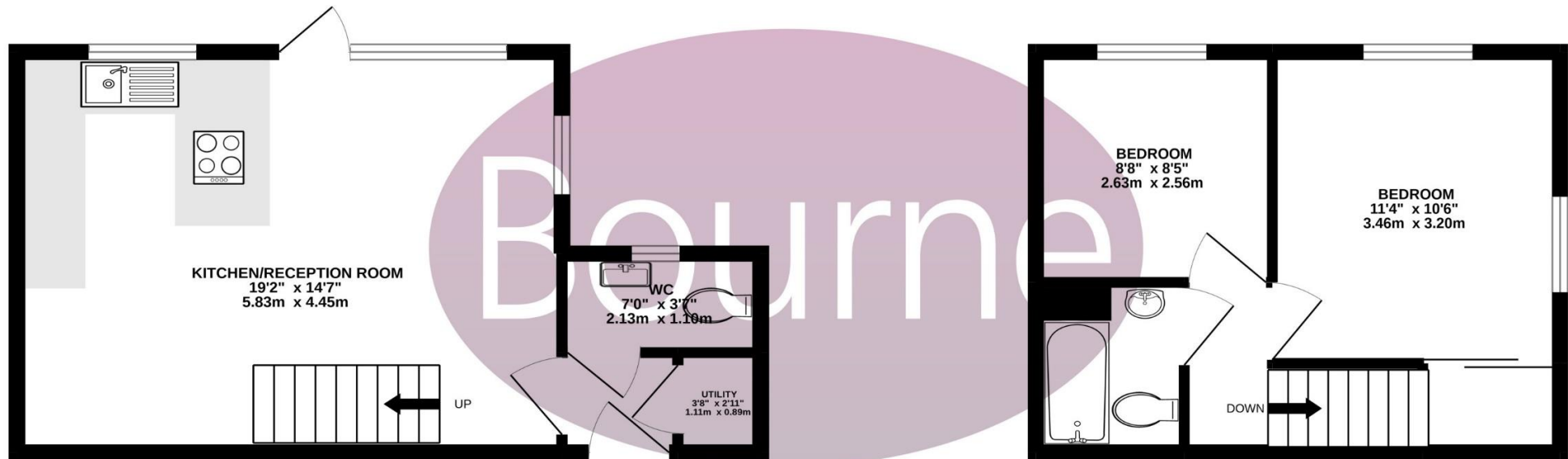
- Refurbished house
- Two bedrooms
- Modern open plan kitchen
- Spacious living area
- Stylish family bathroom
- Landscaped garden
- Smart downstairs WC
- Utility cupboard
- Allocated parking
- Close to local shops and amenities



Floorplan

GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.

1ST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



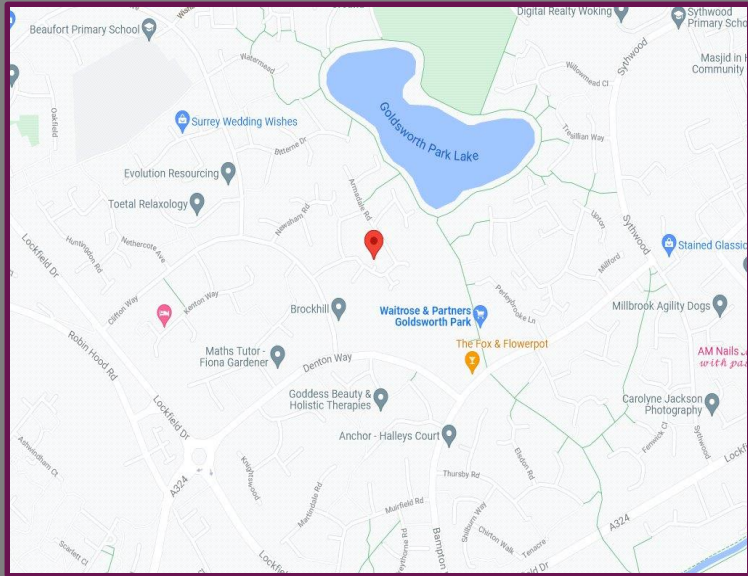
ESTATE AGENTS

TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Goldsworth Park amenities include some excellent primary schools, Waitrose supermarket, a selection of local shops, petrol station and Goldsworth Park Lake itself. The number 91 bus service operates through the park connecting Knaphill to Woking, from where there is a fast mainline service to London Waterloo (approximately 26 minutes).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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