



Silversmiths Way, Woking, Surrey, GU21 3HQ

A fully refurbished 3 bedroom end terrace bungalow, conveniently situated just a short walk from Woking Town centre, mainline station and the highly sought after Goldsworth Primary School.

As you enter the property a handy entrance porch has storage cupboard and door leading to the main reception room.

To the rear of the property you'll find a modern refitted kitchen with a range of wall and base level units featuring a chic two-tone design and generous storage.

Two large double bedrooms are on offer and a further 3rd bedroom with skylight are all serviced by a refitted family bathroom with stylish tiled surrounds and white sanitaryware.

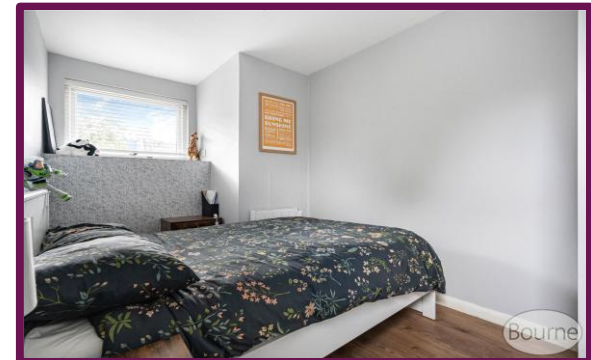
Externally, a low-maintenance south-facing garden is mainly laid to patio. Furthermore, a garden room/office helps cater to those who require space to work from home or could utilise the space as a workshop.

Residents parking is in ready supply and a garage in a block offers an allocated parking space in front.

Council Tax band C - £2,206.25pa

EPC: E

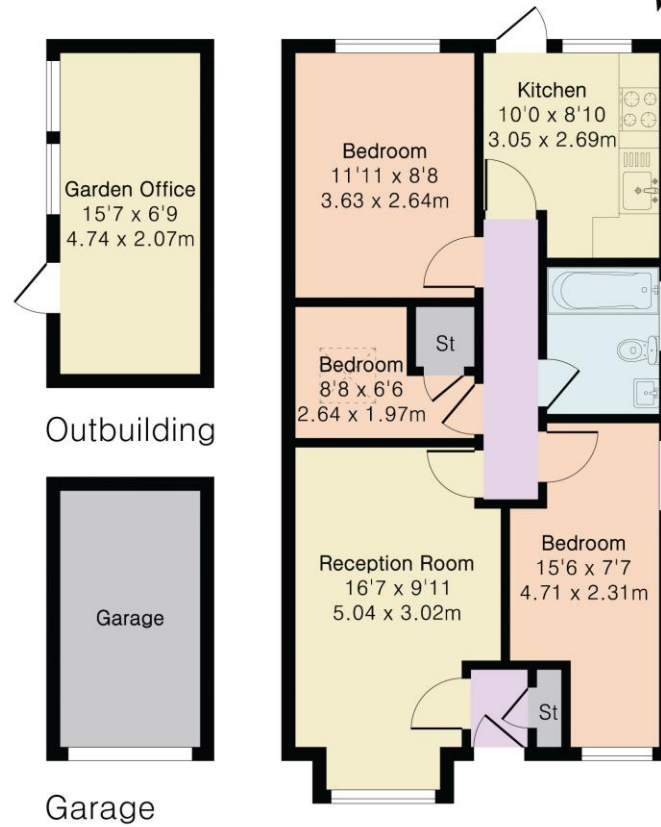
- Beautifully refurbished end-of-terrace bungalow
- Three well-proportioned bedrooms
- Stylish refitted kitchen with modern finishes
- Contemporary refitted bathroom
- Versatile garden office – ideal for home working
- Attractive low-maintenance rear garden
- Garage and allocated parking
- Conveniently located close to Woking mainline



Floorplan

**Approximate Gross Internal Area 604 sq ft - 56 sq m
(Excluding Outbuilding)**

Outbuilding Area 106 sq ft - 10 sq m

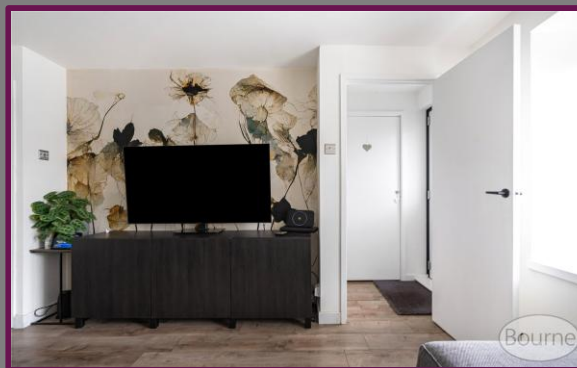
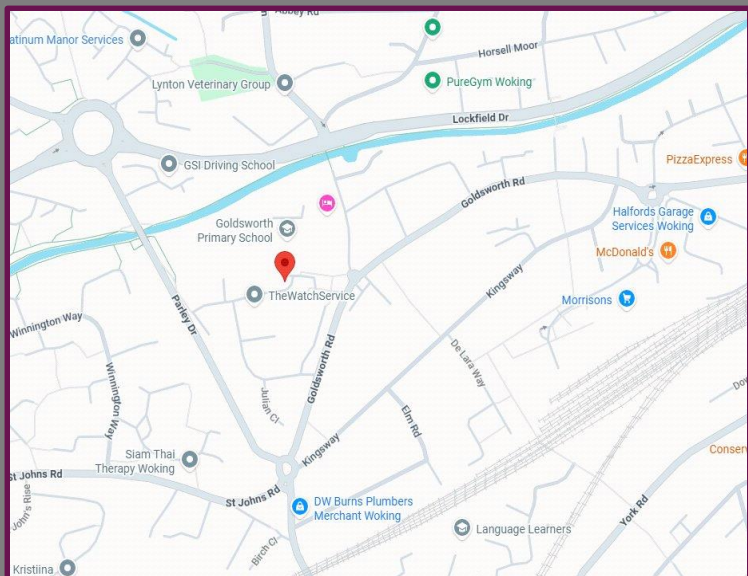


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Bourne

Location

Woking is a busy commuter town with several trains per hour providing a fast direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place which hosts major high street retail brands, a multi-screen cinema and the New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes which cater for every taste.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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