



Alterton Close, Goldsworth Park, Woking, Surrey, GU21 3DD

Asking Price £575,000

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Situated in a pleasant cul-de-sac within the highly sought-after Goldsworth Park development, this well-presented three-bedroom home is offered to the market with no onward chain and occupies a private, non-overlooked plot.

Upon entering, a welcoming entrance hall provides access to a convenient downstairs cloakroom, fitted with a low-level WC and wash hand basin. The spacious open-plan reception room offers ample space for both living and dining, with French doors opening into a generous conservatory, creating an excellent additional reception area overlooking the garden.

The modern fitted kitchen features a comprehensive range of wall and base units with roll-top work surfaces, together with space for a variety of freestanding appliances.

Upstairs, the property offers three well-proportioned bedrooms, all of conventional size, served by a contemporary four-piece family bathroom comprising a panel-enclosed bath, walk-in shower cubicle, wash hand basin and low-level WC.

Outside, the rear garden is a particular feature, enjoying a good degree of privacy with no properties directly overlooking. Beautifully maintained, it is predominantly laid to lawn with mature shrub borders and a patio area, providing an ideal space for outdoor dining and entertaining.

To the front, the property benefits from driveway parking leading to an attached garage with up-and-over doors to both the front and rear, as well as a useful external storage cupboard.

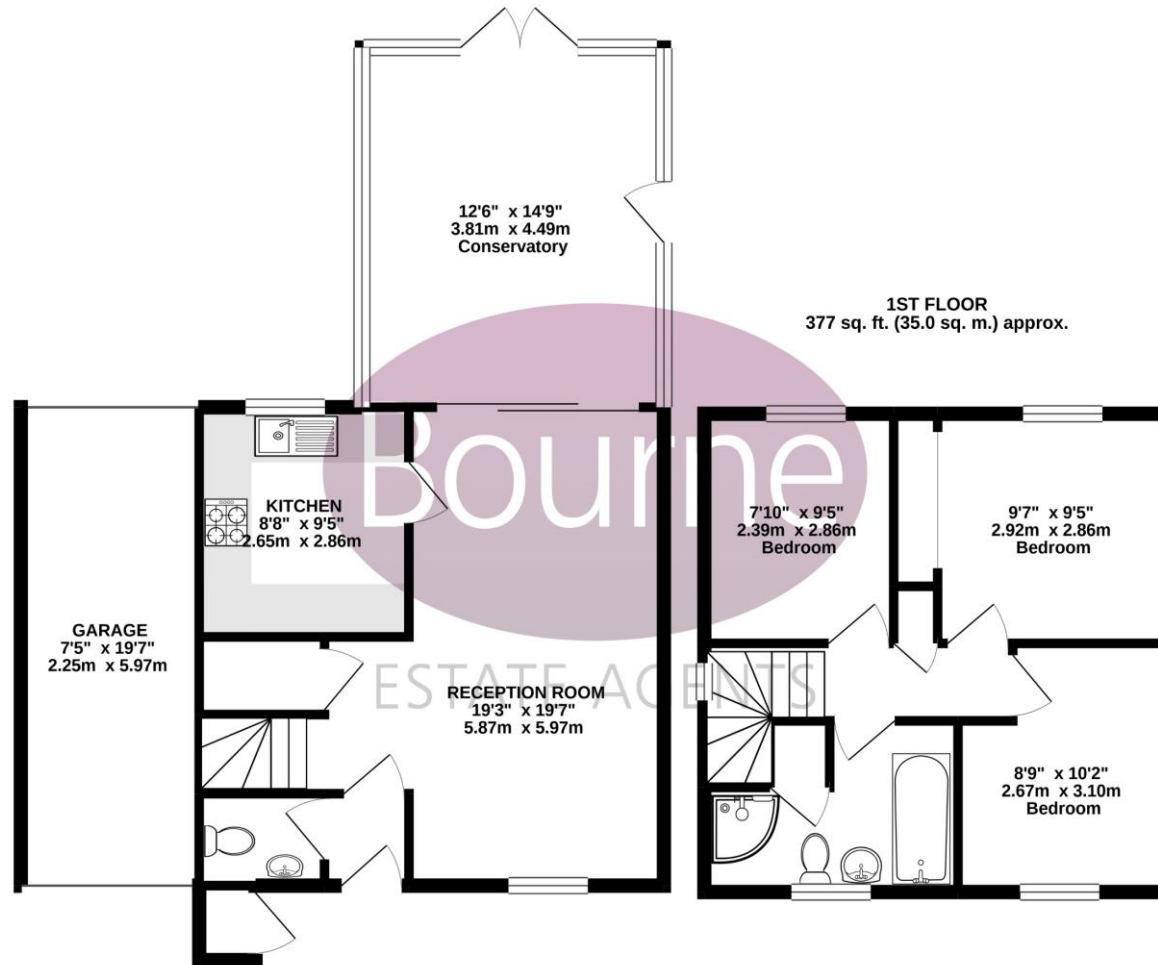
This attractive home combines a desirable location, generous living accommodation and a private garden, making it an excellent choice for families, first-time buyers and downsizers alike

- Link detached family home
- Three bedrooms
- Two reception rooms
- Modern shower room
- Modern kitchen
- Attached garage
- Downstairs WC
- Enclosed garden
- Driveway parking
- Close to local amenities



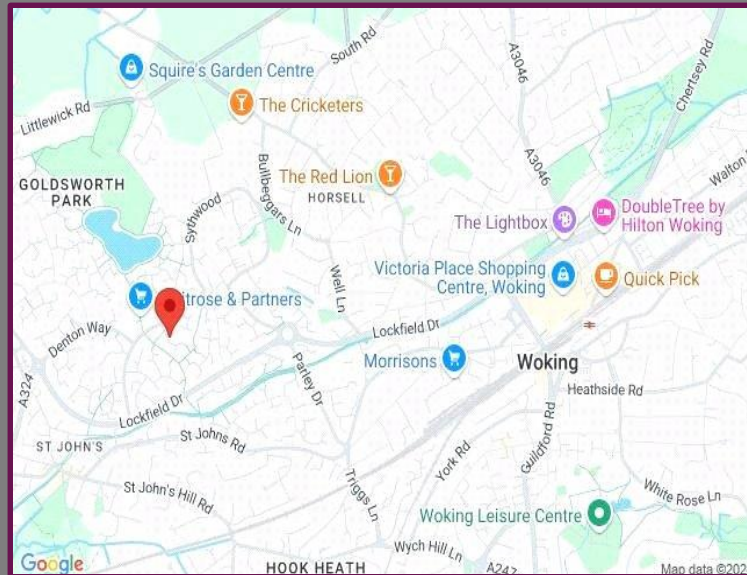
Floorplan

GROUND FLOOR
713 sq. ft. (66.2 sq. m.) approx.



TOTAL FLOOR AREA: 1090 sq. ft. (101.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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 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.