



Bardon Walk, Goldsworth Park, Woking, Surrey, GU21 3DA

£285,000

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An immaculately presented ground floor maisonette with large private garden situated in a popular cul-de-sac within easy reach of the town centre.

Upon entering, a communal entrance leads to the front door. The front door leads to open plan front aspect living/dining room with front aspect window, and large storage cupboard. From the living space an opening leads to an inner hallway with built in storage cupboards and provides access to a spacious double bedroom with built in wardrobe and door to enclosed rear garden. The kitchen has a contemporary range of wall and base level units with work surfaces and space for appliances. A modern fitted bathroom with panel enclosed bath, hand basin and low level WC finishes the accommodation. The kitchen has a contemporary range of wall and base level units with work surfaces and space for appliances.

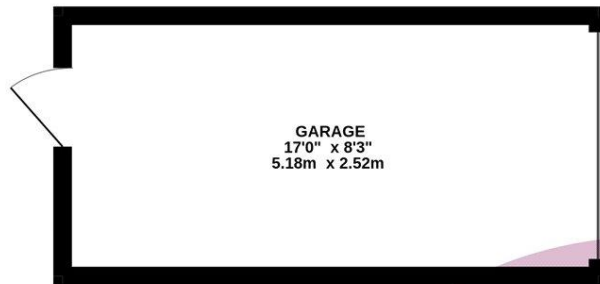
Externally there is a landscaped private enclosed rear and side garden with patio area, storage sheds and direct rear access to the garage. The property has excellent scope for extension (STPP)

Council Tax Band C - £1998.90pa
Leasehold - 951 years remaining
Service charge - £25pa
Ground rent £0pa
(price correct for 2023 - 2024)

- Ground floor garden maisonette
- Immaculately presented
- Generous open plan living space
- Modern kitchen
- Stylish bathroom
- Double bedroom with built in storage
- Large rear and side garden
- Residents parking
- Garage with garden access
- Scope to extend (STPP)



Floorplan



GARAGE
17'0" x 8'3"
5.18m x 2.52m

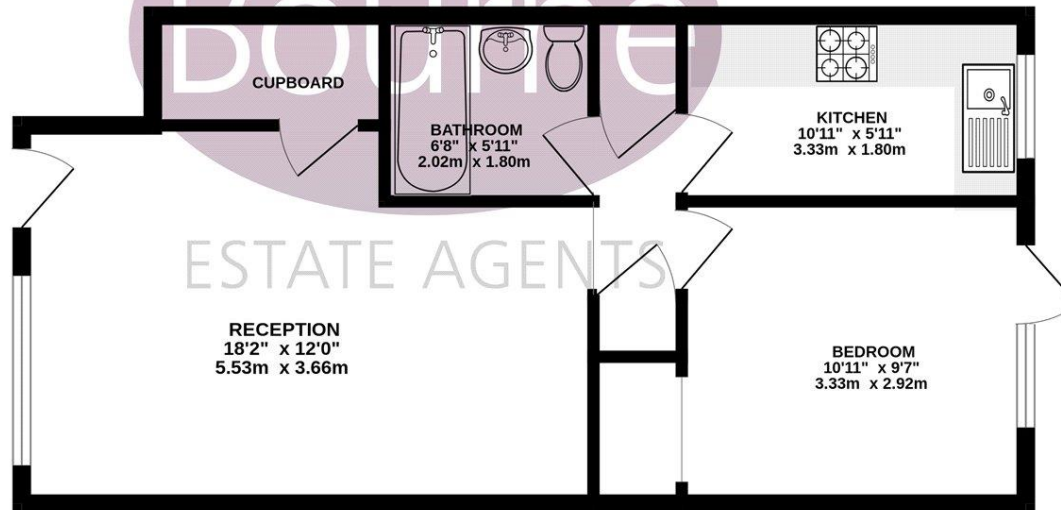
TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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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GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



STORE



CUPBOARD

BATHROOM
6'8" x 5'11"
2.02m x 1.80m

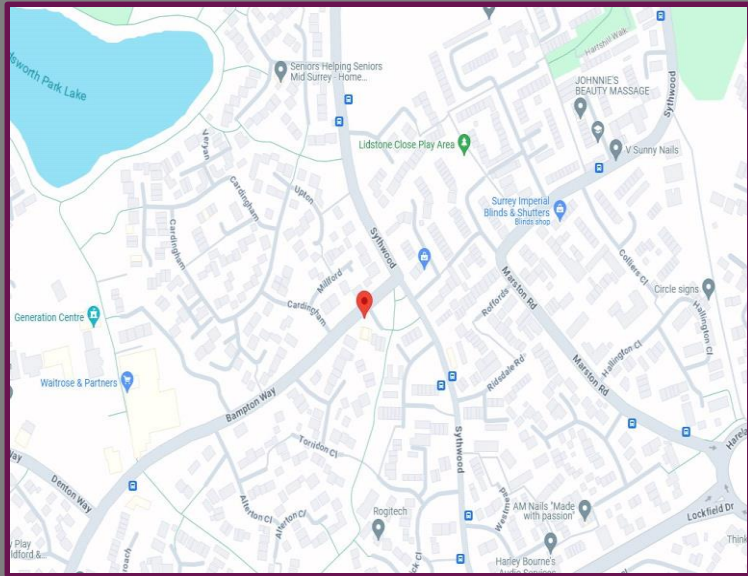
KITCHEN
10'11" x 5'11"
3.33m x 1.80m

RECEPTION
18'2" x 12'0"
5.53m x 3.66m

BEDROOM
10'11" x 9'7"
3.33m x 2.92m

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	Potentia
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-3)	F		
(1-20)	G		
Not energy efficient - higher running costs			

EPC TO FOLLOW

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...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | Email: woking@bourneestateagents.com

Web: www.Bourneestateagents.com