

Bourne

ESTATE AGENTS



Denvale Walk, Woking, GU21 3PF

Price Guide £350,000

Denvale Walk, Woking, GU21 3PF

Presented in excellent condition throughout, a two-bedroom semi-detached Selsey II bungalow situated in a peaceful residential cul-de-sac on the popular Goldsworth Park development.

This Selsy II design offers an adaptable layout with scope to extend (STPP) or rearrange, the current configuration provides a large reception room with plenty of space for entertaining.

An inner hallway from the reception room connects to a modern kitchen with a great range of wall and base level units with work surfaces over and space for appliances.

To the rear of the inner hallway you will find two bedrooms, both can accommodate double beds, the master has built-in wardrobes. The second bedroom provides access onto the enclosed garden.

Completing the internal accommodation is a bathroom offering panel enclosed bath with shower over, low level WC and pedestal hand basin.

Externally there is a great size enclosed garden offering high levels of seclusion, mainly laid to lawn enclosed by panel fencing. A garage is located in a nearby block.

Council Tax Band D – £2,177.42pa

(figures correct at time of publishing)

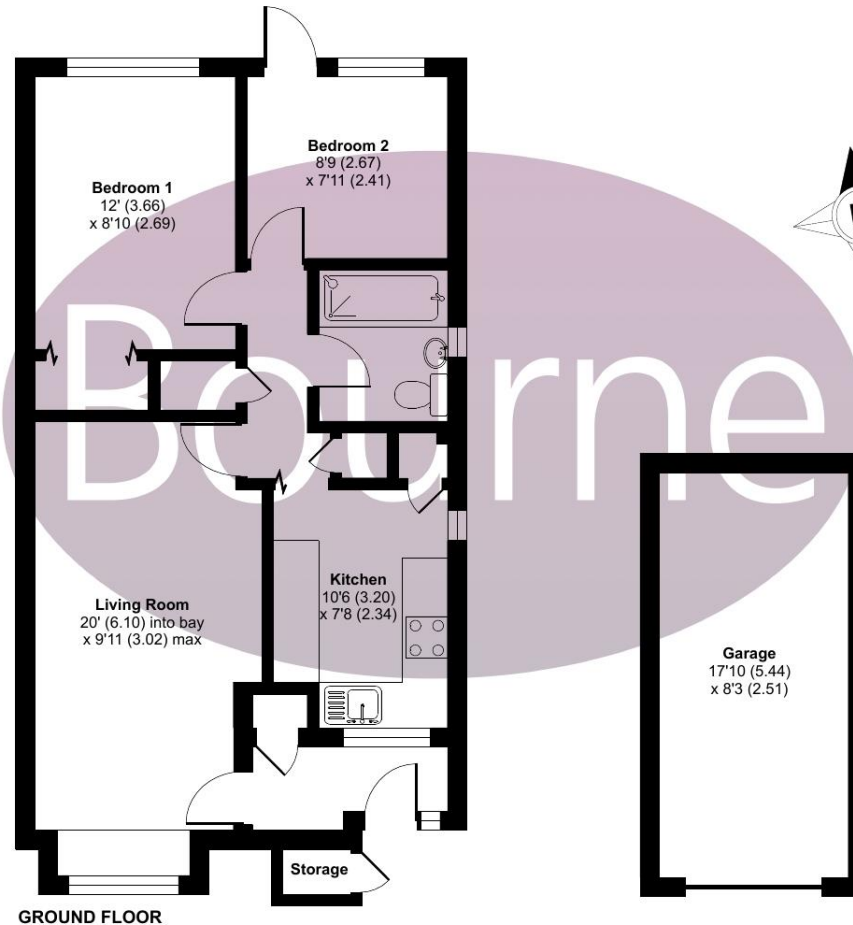
- Semi-detached bungalow
- Two bedrooms
- Spacious living/dining room
- Peaceful cul-de-sac location
- Garage
- Enclosed garden



Denvale Walk, Woking, GU21

Total = 758 sq ft / 70.4 sq m (includes garage & excludes external storage)

For identification only - Not to scale



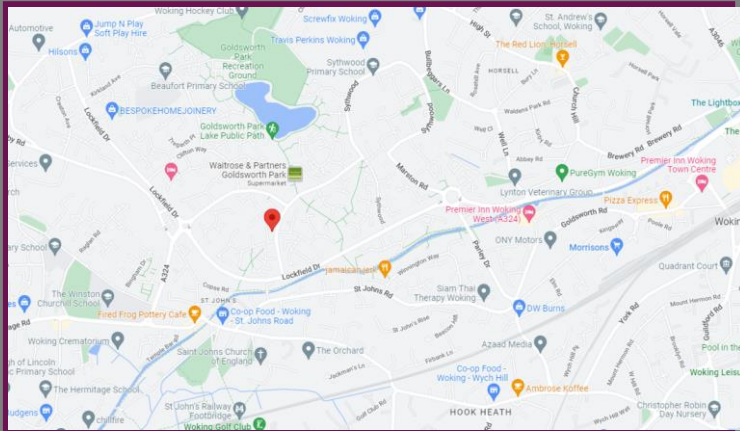
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Bourne Estate Agents. REF: 911255

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).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	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.



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