



Langton Close, Goldsworth Park, Woking, Surrey, GU21 3QJ

£440,000

Langton Close, Goldsworth Park, Woking, Surrey, GU21 3QJ

This expansive three-bedroom house is situated on a larger than average plot within a peaceful cul-de-sac in Goldsworth Park siding on to woodland.

Upon entering, you'll find a welcoming entrance hall that leads to a convenient ground-floor WC, door to living room, and door to the kitchen.

The generously sized reception room has been extended previously to incorporate a large open plan space for each living and dining, which opens up to the rear garden through double glazed doors and dual aspect windows deliver plenty of natural light.

The kitchen is modern with a range of wall and base level units, ample work-surfaces and space for appliances.

Moving upstairs, you'll discover three generously proportioned bedrooms, with the master and 2nd bedrooms each featuring built in wardrobes.

A family bathroom, complete with a panel-enclosed bath with shower over, low-level WC, and pedestal hand basin completes the first floor.

Outside, the property boasts a large enclosed garden, primarily laid to lawn with a patio adjacent to the back of the house and to the side. Side access to the garden also leads back to the front of the property where residents parking is in good supply. There is also a garage in a block located nearby.

It's also worth noting the property has had a recently replaced gas boiler providing heating to radiators.

Freehold

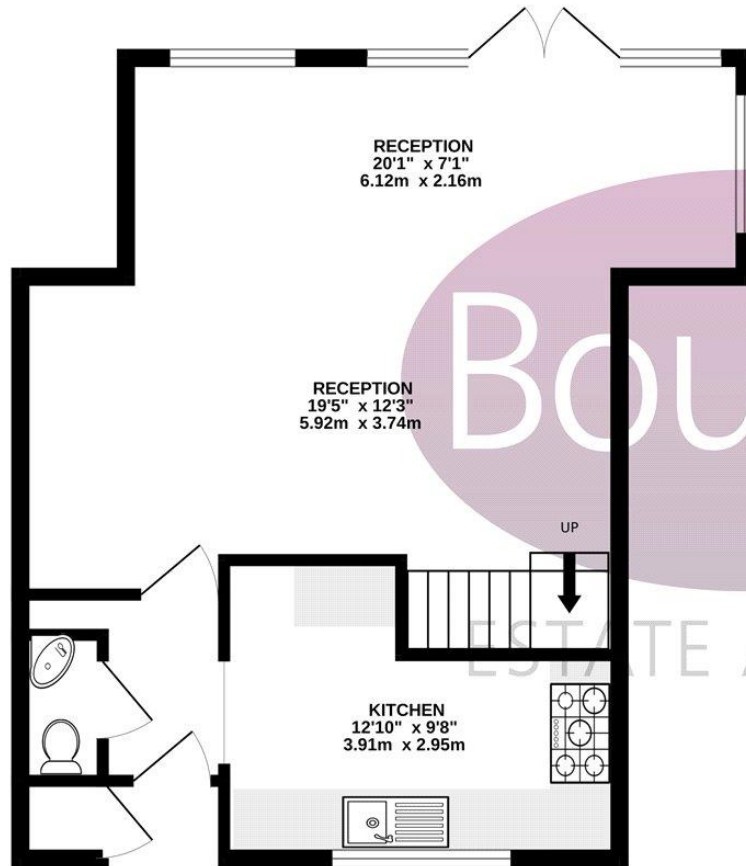
Council Tax band C - £1,998.90pa

- End of terrace house
- Three great sized bedrooms
- Modern kitchen
- Extended reception room
- Family bathroom
- Downstairs WC
- Generous corner plot garden
- Residents parking
- Garage in block
- No chain



Floorplan

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

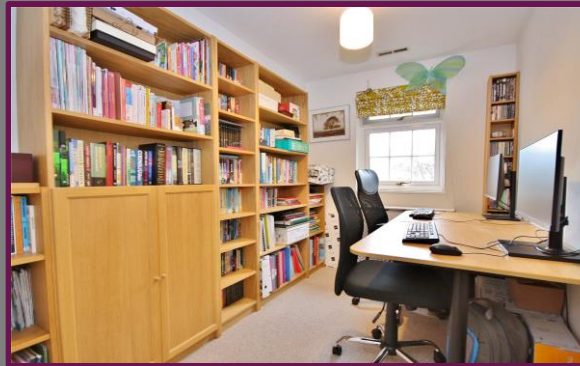
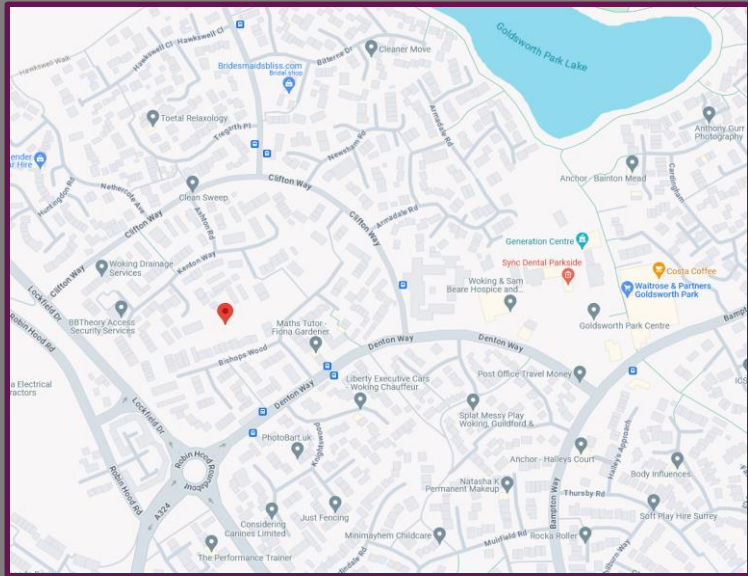
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2023

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



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		85
(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...

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

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

Web: www.Bourneestateagents.com