



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

£395,000

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

An extremely well maintained two-bedroom semi-detached bungalow, located within short proximity of Goldsworth Park shops, lake and recreation ground.

Having undergone many improvements, this semi-detached property offers a modern kitchen with side access, built in oven and hob, space for further appliances and tiled splashbacks.

The living room is bright with large bay window and overlooks a green to the front. Two bedrooms are on offer, the master a generous double with fitted wardrobes and the 2nd with French doors overlooking and leading to the garden. Both bedrooms are serviced by a stylish shower room with tiled surrounds, double width shower cubicle, low level WC and pedestal hand basin. Updates to the heating system and front door add to the property's appeal.

Externally there is a lovingly landscaped garden with side access, patio area and lawn with mature tree and shrub borders. Residents parking is in good supply and a garage in a block nearby.

Other benefits include Gas central heating via Glow Worm combi boiler, located in the large boarded loft with ladder access

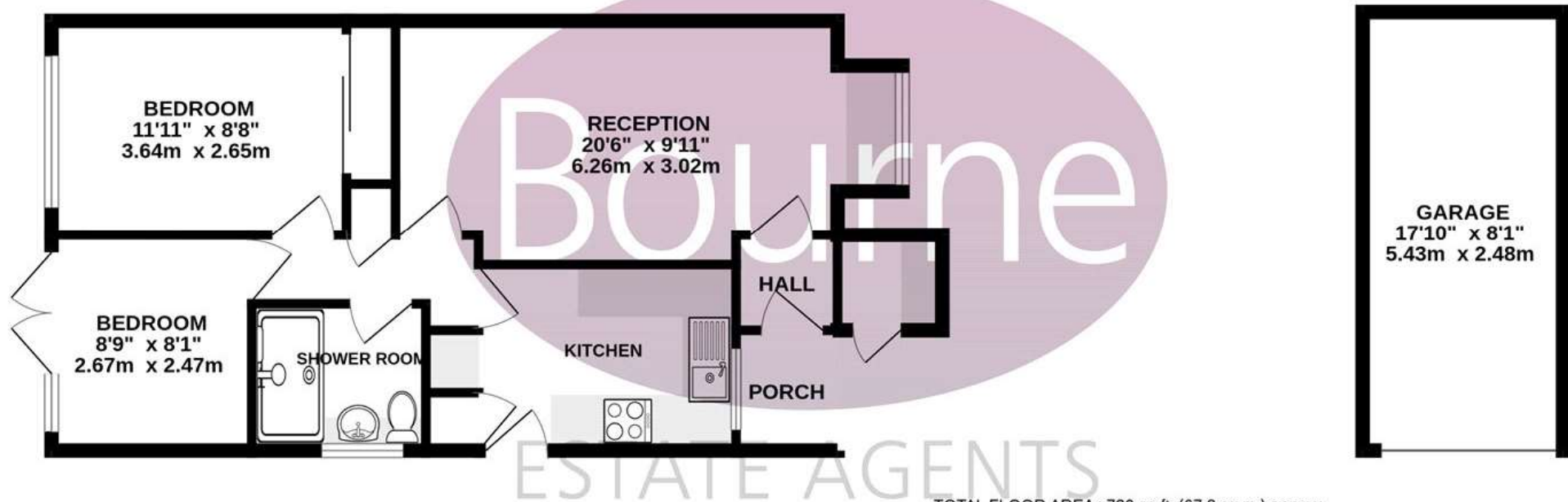
Council Tax Band D - £2,371.60pa

- Two-bedroom semi-detached bungalow
- No onward chain
- Modern kitchen
- Bright living room
- Stylish bathroom
- Updated heating system
- Private rear garden
- Residents parking
- Garage in a block



# Floorplan

GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



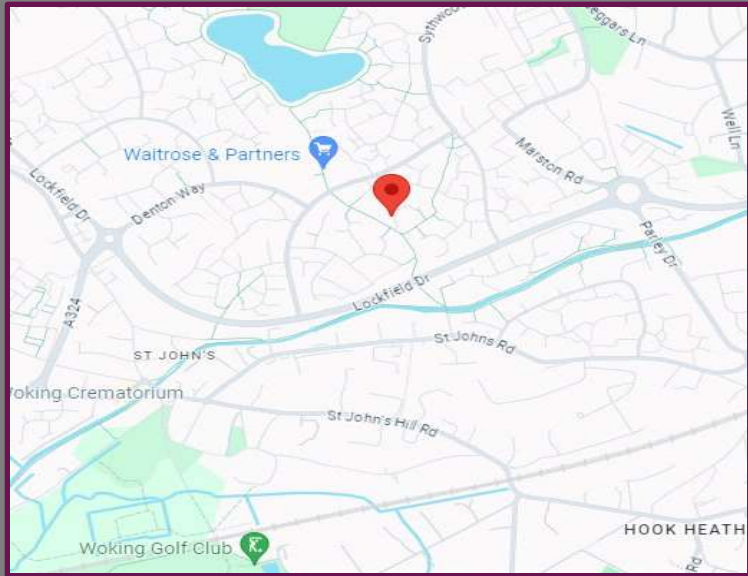
TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

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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# 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC

**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...

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