



ESTATE AGENTS



Eldson Road, Goldsworth Park, Woking, Surrey, GU21 3NX

£369,950

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A well maintained semi-detached bungalow located in the ever popular Goldsworth Park location.

Upon entering through the entrance porch, you are greeted by an inviting inner hallway complete with a convenient cupboard for storage. This hallway seamlessly flows into the reception room, which boasts a front aspect bay window, allowing natural light to illuminate the space and create a warm ambiance.

From the living room, a door leads to another hallway, providing access to the remaining rooms in the bungalow. The front-facing kitchen showcases modern units and space for a range of appliances, ensuring a stylish and functional cooking space.

The bungalow offers two comfortable bedrooms. The first bedroom features fitted wardrobes, providing ample storage for your belongings. The second bedroom opens up to the delightful garden, allowing for a seamless indoor-outdoor connection. A shower room with a contemporary suite and a convenient walk-in shower completes the interior of this lovely property.

Additionally, the bungalow offers a delightful courtyard rear garden, offering a private and tranquil outdoor space. The front garden adds to the property's curb appeal, while residents' parking ensures convenience for both residents and their guests.

For those in need of extra storage or parking space, a garage is located in a nearby block, providing secure storage and shelter for your vehicle.

Council Tax Band D - **£2,371.60pa**
Freehold

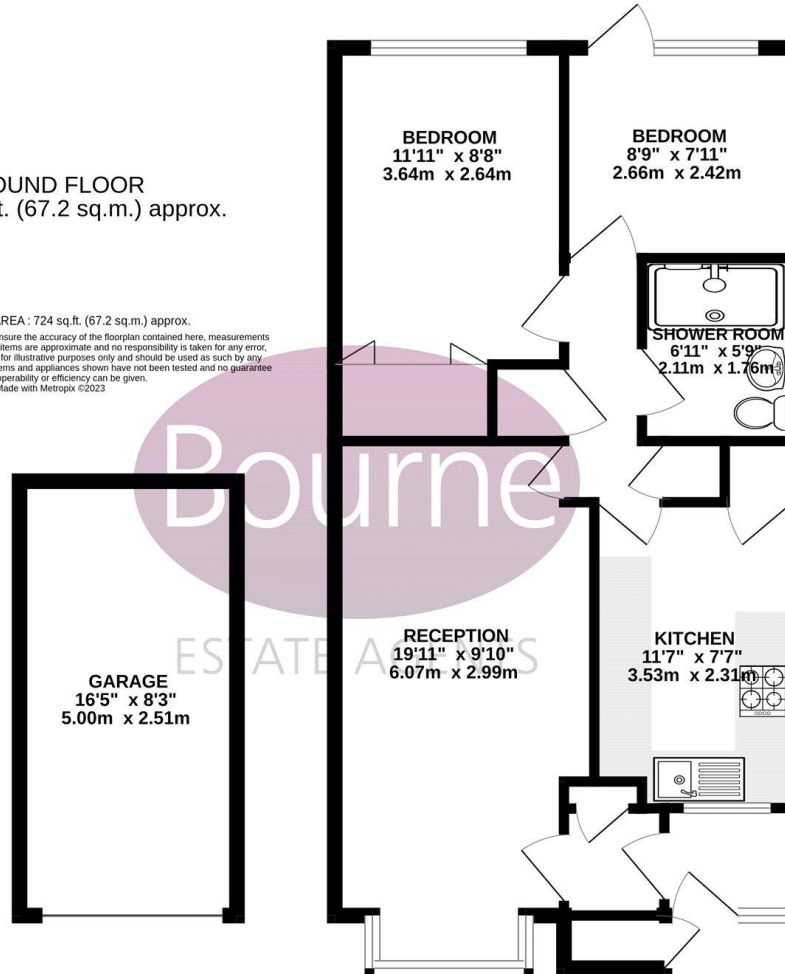
- Semi-detached
- Two bedrooms
- Modern kitchen
- Modern shower room
- Front and rear gardens
- Residents parking
- Garage in block
- Popular location
- Gas central heating
- No onward chain



Floorplan

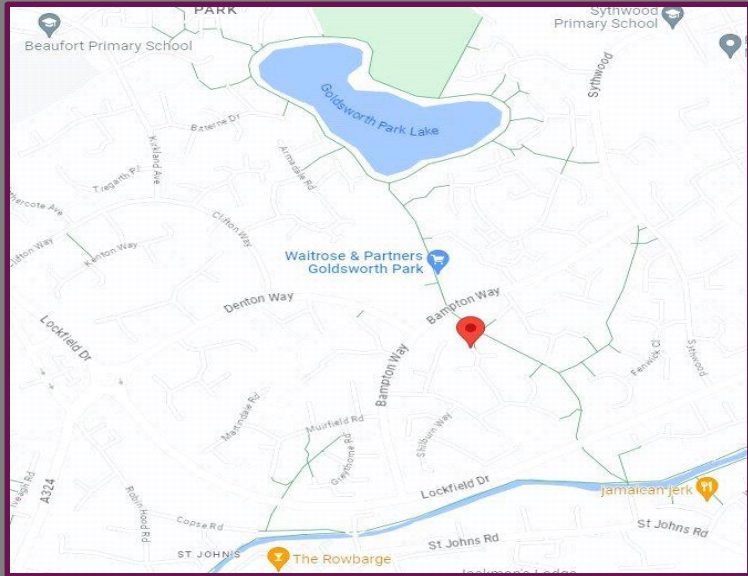
GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.

TOTAL FLOOR AREA: 724 sq.ft. (67.2 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.
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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+) A		92
(81-91) B		
(69-80) C	73	
(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.



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