



Roundthorn Way, Woking, GU21 3QN  
£249,950 Freehold

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A chance to acquire this two-bedroom terraced home, sitting in a very popular location on the fringe of the lake at Goldsworth Park. The accommodation includes a double-aspect living/dining room and gas-radiator heating throughout, two bedrooms, one of which benefits from built-in storage and a three-piece bathroom. The refitted kitchen comprises a modern range of eye-level cupboards and matching drawers, integrated appliances and is of a good size. This home benefits from a large conservatory and a secluded rear garden.

Externally, the property's driveway provides parking for multiple vehicles. The rear garden is mainly grass with an area of patio and completely enclosed and the front garden offers the property a good amount of privacy. Just a short walk to Goldsworth Park shopping centre and within a half mile and Woking centre and station just over a mile. Positioned on a popular cul-de-sac the property is set within easy reach of Goldsworth Park Lake and open green spaces.

Waitrose supermarket, popular local schools and all amenities are on hand with an excellent regular bus service taking shoppers and commuters to Woking Town centre and Mainline Rail every ten minutes. A viewing is highly recommended, step inside and discover what this family home has to offer.

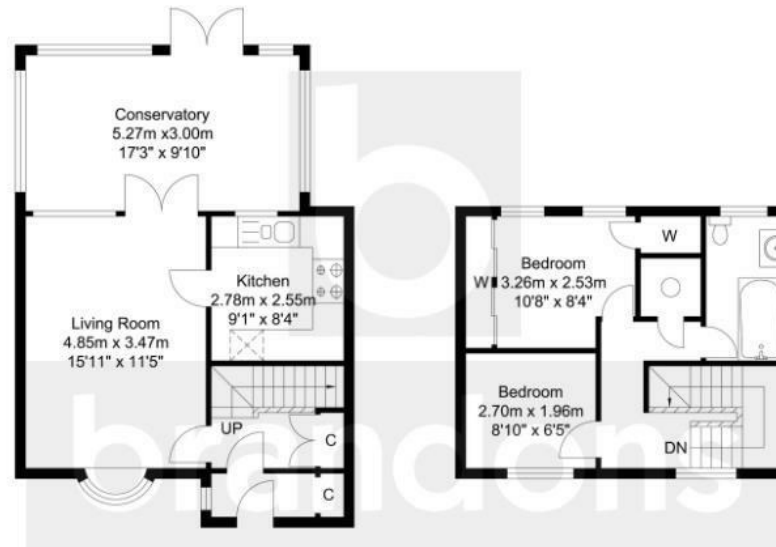
Council Tax Band C



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Ground Floor  
Total Approximate Area  
526.03 sq. ft.  
(48.87 sq. m)

First Floor  
Total Approximate Area  
319.47 sq. ft.  
(29.68 sq. m)

Total Approximate Area  
845.50 sq. ft.  
(78.55 sq. m)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 89        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         | 89        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  | 76                      |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.



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