

MANNERS

RESIDENTIAL

1 Bedroom House for Sale - £240,000

Hawkswell Walk, Goldsworth Park, Woking, Surrey, GU21 3RR



KEY FEATURES

- FREEHOLD HOUSE • GOOD SIZED LIVING ROOM • MODERN KITCHEN WITH APPLIANCES • DOUBLE ASPECT BEDROOM • MODERN BATHROOM WITH SHOWER • DOUBLE GLAZING • OPEN PLAN GARDENS TO THE FRONT AND SIDE • ALLOCATED PARKING SPACE • GREAT FTB OR BTL • EPC RATING:- D58

Description

Offered to the market with no onward chain, this one bedroom freehold house with open plan gardens to the front and side is situated in a traffic free position yet within a stone's throw of its allocated parking space. The property enjoys well tended gardens to the front and side, and a covered entrance porch with an outside store which leads to a good sized living room with a useful under stairs storage area, and an opening to a modern kitchen with built in appliances. A turning staircase from the living room leads to the first floor where you will find a generous double aspect bedroom with built in wardrobes and a modern three piece white bathroom suite with a shower. The whole being double glazed, electrically heated, and freshly redecorated in neutral tones throughout.

The property has a proved an excellent buy to let investment for a number of years, and is sure to appeal to both first time buyers and those looking to for a freehold investment property.

Location

A sought after traffic free position within walking distance of Goldsworth Park shopping centre and lake, and just a short drive or bus ride to Woking town centre and mainline station.

Exterior

Outside - The property enjoys a patio area and well tended gardens to the front and side that are mainly laid to lawn.

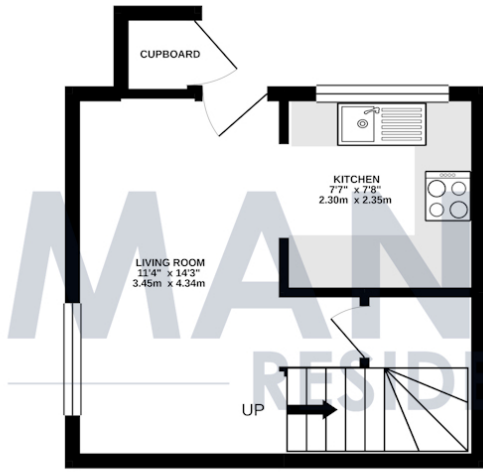


Energy Efficiency Rating

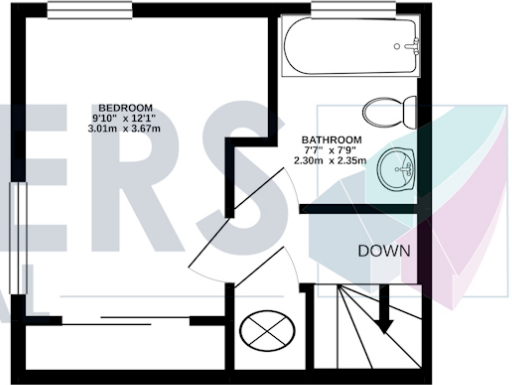
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



1ST FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 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 ©2021