



Kingscroft Road, Woodmansterne

The **PERSONAL** Agent



# Asking Price £580,000

## Freehold

- Semi-Detached House
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Requires Complete Modernisation
- Potential for Extension
- Potential for Separate Dwelling
- Off-Street Parking
- Close to Village Centre
- Chain-Free Sale



An older-style 1172 sq ft three bedroom double-fronted semi-detached house sitting on a wide plot and suitable for a variety of extension projects or a separate dwelling, subject to the usual permissions.

Located close the centre of Woodmansterne village. Offered for sale with no onward chain.

To the ground floor are two reception rooms and the kitchen, while in a side

addition is a bedroom and a shower room. Upstairs are three bedrooms, bathroom and separate wc.

Currently with nearly 1200sq ft of accommodation, the property is in need of modernisation but with the depth and width of the plot, it would be ideal for extending further, to the side and rear.

The property is in a tree-lined residential road a short distance from the village

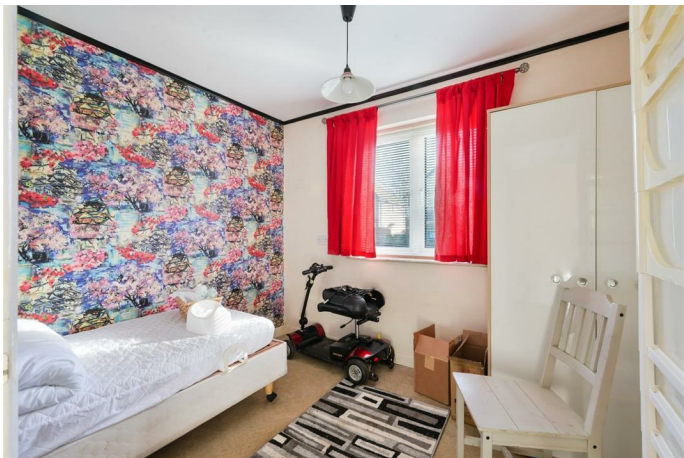
shops, The Woodman pub, St Peter's Church and Woodmansterne Primary School.

Nearest stations are Chipstead and Coulsdon South, giving easy access to London.

Tenure - Freehold

Council tax band - D





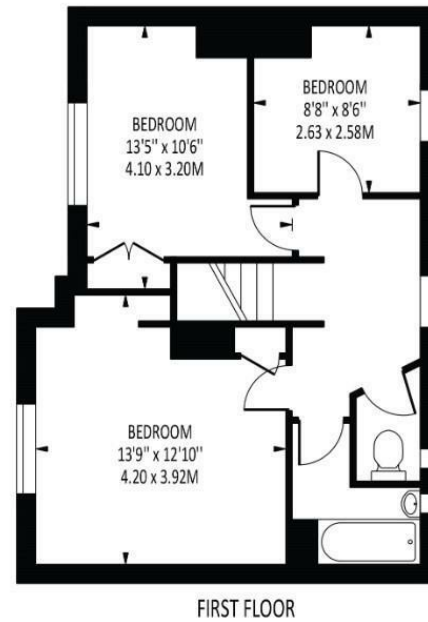
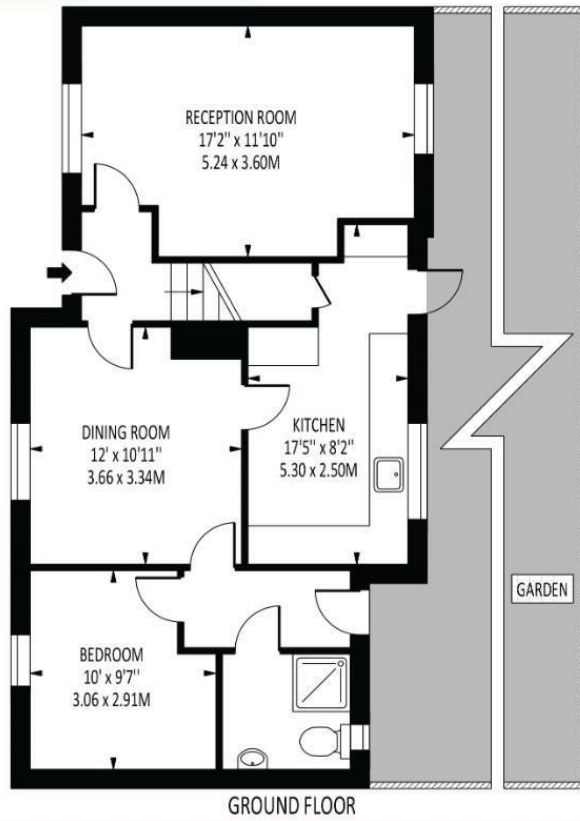




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**Kingscroft Road**  
Total Area: 1172 SQ FT • 108.84 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>81</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 &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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FOR SALE