



Elmstead Gardens, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £500,000 Freehold

- Terraced Family Home
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Large And Private Garden
- Detached Garage
- Off Street Parking For Two Cars
- Huge Extension Potential
- Chain Free - Probate Sale



The Personal Agent are delighted to welcome to the market this spacious and bright three bedroom terraced family home set within a popular and sought after residential road within the Worcester Park/ Stoneleigh area.

The property itself boast two formal reception rooms, a extended galley kitchen, three spacious and well proportioned bedrooms and a separate family bathroom and separate w.c. The property goes on to boast a large and private rear garden which houses a detached single garage having access from the rear of the property, and off

street parking to the front of the home.

With huge extension potential, STPP to the rear and to the loft we really do recommend your earliest viewing t avoid missing out on a home sure to have high levels of interest.

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport. Kingston which offers a more comprehensive range of shopping is just

a short drive away.

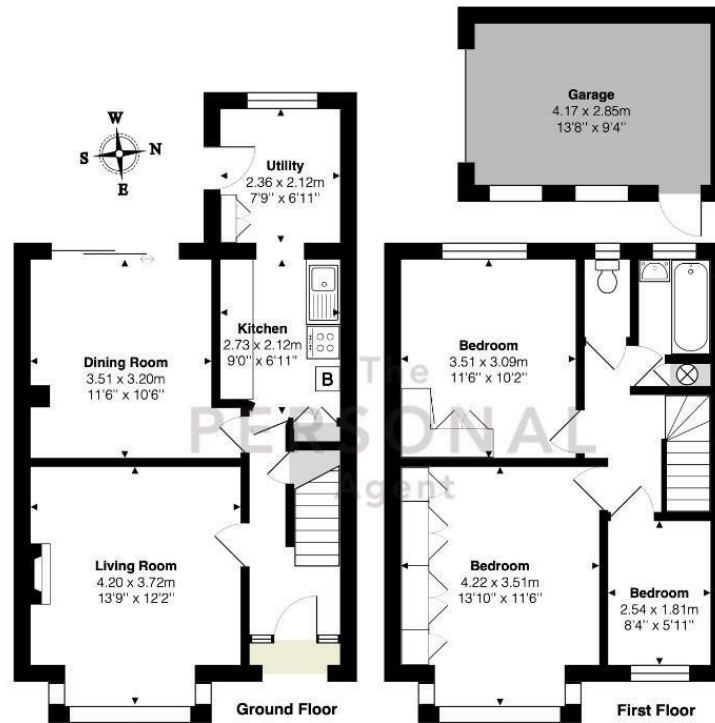
The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports, making this property ideal for a commuter too.

Tenure - Freehold

Council tax band - D







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Total Area: 99.4 m² ... 1070 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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PERSONAL
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| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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