



Vale Road, Worcester Park

The **PERSONAL** Agent



# Price Guide £700,000

## Freehold

- Attractive 1930's End of Terrace House
- Four Bedrooms
- En-suite To The Master Bedroom
- Living Room With Bay Window
- Dining/Family Room
- Modern Open Plan Kitchen
- Family Bathroom
- Separate Cloakroom
- Level Rear Garden
- Detached Garage To Rear and Driveway to Front



An attractive four bedroom 1930's end of terrace house with a well established level rear garden with detached garage and a blocked paved driveway to the front, situated in a sought after residential area close to local shops, schools and transport links in Worcester Park. Viewing Highly Recommended.

The property is approached via a block paved driveway leading to a covered entrance with composite front door leading to the entrance hall with a handy walk-in storage cupboard, stairs with a modern w.c beneath to the first floor and a door to the ground living accommodation consisting of a living room with double glazed bay window with wooden shutters to the front aspect and engineered oak flooring and interconnecting doors to a family/dining room with plenty of space for the whole family to enjoy, open plan to a modern fully fitted oak shaker style kitchen with a useful utility area with space and plumbing for kitchen appliances, skylight windows which flood the room

with natural light and double glazed window and French doors leading to a level child friendly rear garden.

On the first floor are three well appointed bedrooms and a modern family bathroom with a separate cloakroom offering further potential to be knocked into one large bathroom.

Off the landing is a returning staircase to the 2nd floor with a double aspect master bedroom fitted with wardrobe cupboards along with an air conditioning unit and access to eaves storage space and an en-suite shower room with a matching suite in white and an opaque double glazed window to the rear aspect

The garden is laid mainly to lawn with a paved patio area which spans the width of the property and a detached garage accessed via a shared approach to the rear of the property.

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, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

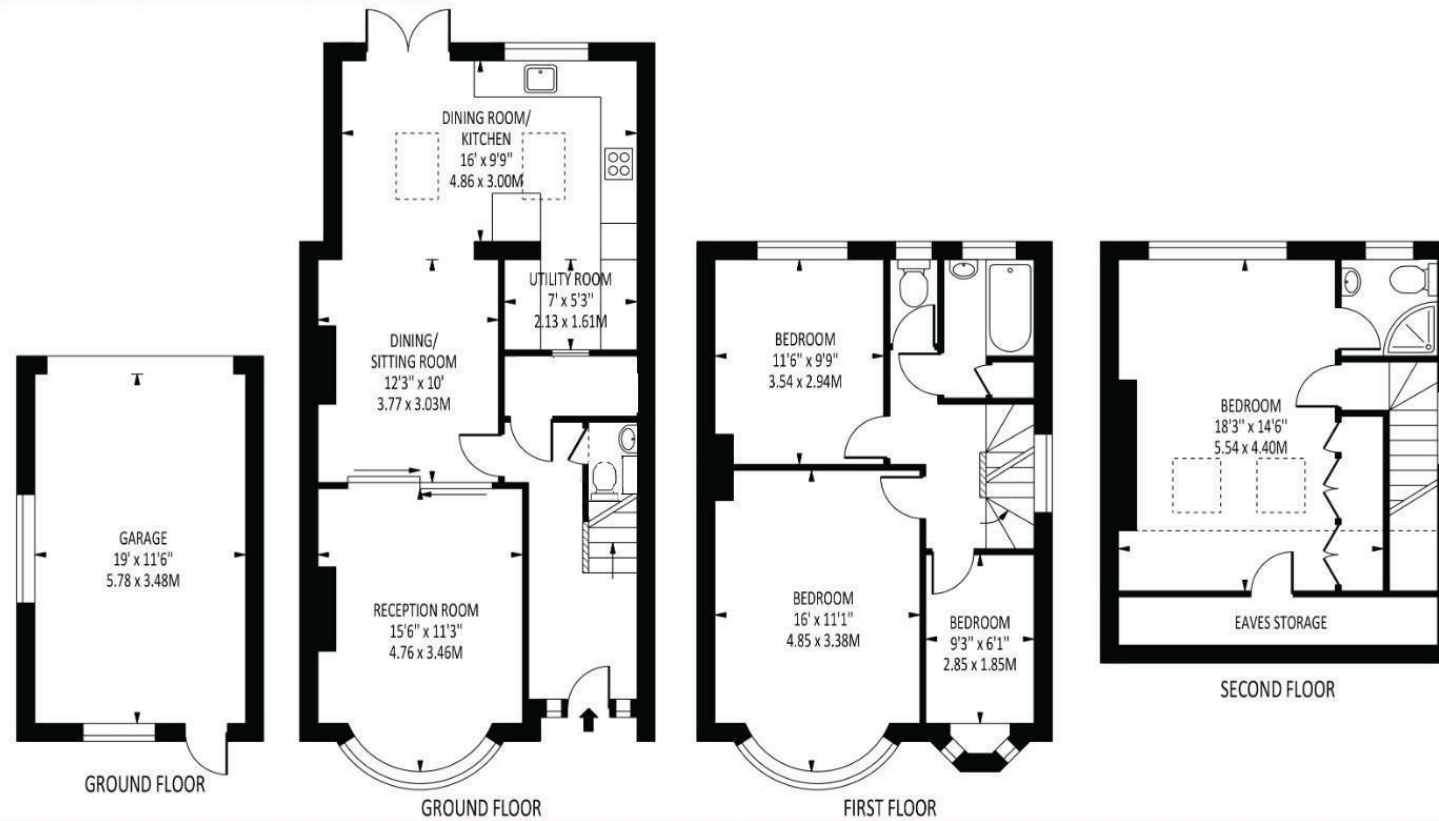
Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally  
Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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