



St. Clair Drive, Worcester Park

The **PERSONAL** Agent

# Guide Price £650,000

## Freehold

- Deceptively Spacious Bungalow
- Three Bedroom
- Planning Permission For Rear Extension and Loft Conversion.
- Lounge/Dining Room
- Conservatory Overlooking Garden
- Fully Fitted Kitchen
- Modern Family Bathroom
- Separate Cloakroom
- Level Rear Garden
- Private Driveway



A deceptively spacious and well presented three bedroom bungalow with planning permission recently granted for a 5 metre side extension and loft conversion for two further bedrooms. The property occupies a well established level position with a private driveway and is situated in popular residential area close to local schools, shops and transport links.

The property is approached via a private paved driveway providing off road parking for 2/3 cars leading to the front entrance with a composite front door to a bright and airy hallway with oak doors off to all rooms and access to a large loft space with planning permission granted for for two further bedrooms.

To the rear of the property is large double aspect lounge/dining room with space for table and chairs and doors to a large double glazed conservatory for relaxing and enjoying views over the secluded garden.

The kitchen is fitted with a matching range of floor and wall mounted high gloss units in white, off-set by complementary brushed chrome handles and incorporating black marble effect worktops with inset sink and drainer, four ring gas hob with concealed extractor fan above, eye-level electric oven and

grill, space and plumbing for appliances, integrated fridge/freezer and double glazed window and door to the side.

There are three good sized bedrooms all with double glazed windows and a recently modernised bathroom with a matching white suite comprising panel enclosed bath with shower, wash hand basin and low flush W.C and fully tiled walls with feature geometric pattern and a handy separate cloakroom.

The rear garden is level and secluded, laid mainly to lawn with a paved patio and gravelled areas, wooden timber shed all enclosed by brick retaining walls.

AGENTS NOTES: Planning permission has been granted for a 5 metre side extension and 2 bedroom loft conversion. further details are available upon request .

Planning Reference for ground floor: DM2023/01918 Reference for Upstairs: DM2023/0

The property is within walking distance of Worcester Park mainline rail

station 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.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

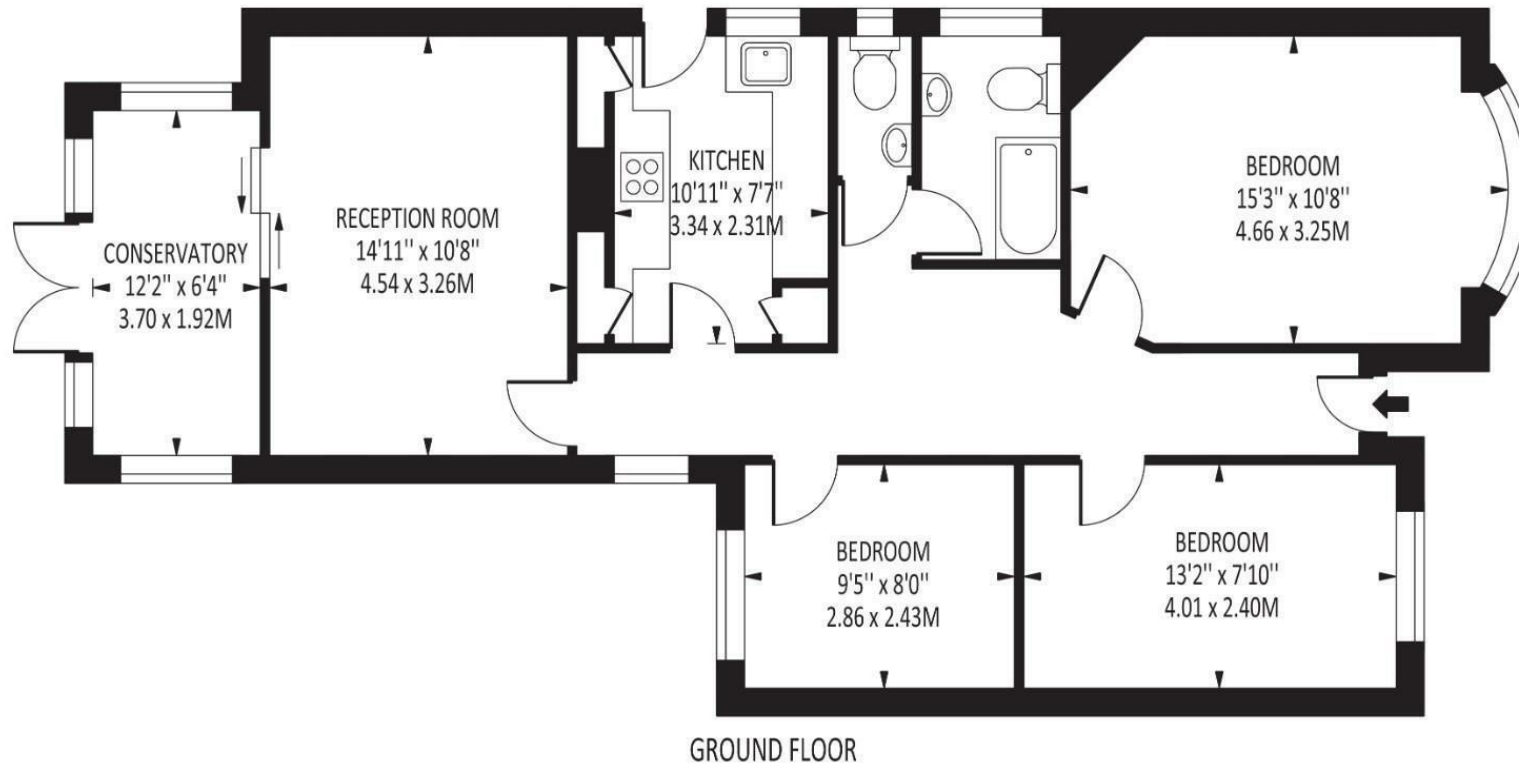
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Freehold







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</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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