



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

Price Guide £775,000

Freehold



An exceptional four bedroom house with stunning rear kitchen extension with bi-folding doors and an impressive master suite loft conversion with Juliet balcony overlooking a modern landscaped rear garden complete with a fully equipped home office/studio and driveway to the front. Viewing Highly Recommended.

This modern and stylish home is located in a sought after residential area close to Worcester Park Station and has been lovingly modernised to provide impressive living space over three floors for the whole family to enjoy.

The property is entered via an enclosed entrance porch and the ground floor offers both a separate

lounge for relaxing with a handy W.C off the hallway and the rear has been opened up to form an impressive open plan kitchen/dining/family room with two large atrium windows which flood the space with natural light. The kitchen is fitted with a matching range of floor and wall mounted off-white shaker style units, underfloor heating, along with a separate utility room with space and plumbing for the washing machine and tumble dryer.

On the first floor are the three good sized bedrooms and the loft has been skilfully converted to provide an impressive master bedroom with fitted wardrobes and storage cupboards, french doors with a glass Juliet balcony with views over the rear garden and a modern en-suite shower room.

The garden has been designed to seamlessly flow from the ground floor living space with bi-folding doors leading out to an Indian sandstone paved terrace with space for outdoor furniture and a Astro turf lawn which leads to a detached home office/studio equipped with power and lighting and underfloor heating and base for a large storage shed in behind. Useful side access to the garden and vehicular access to the rear.

Agents Notes: The property was fully replumbed in 2015/16 and fully rewired in 2016/17 with all the main rooms benefiting from USB sockets. The bedrooms have black out blinds, curtains or Velux blind

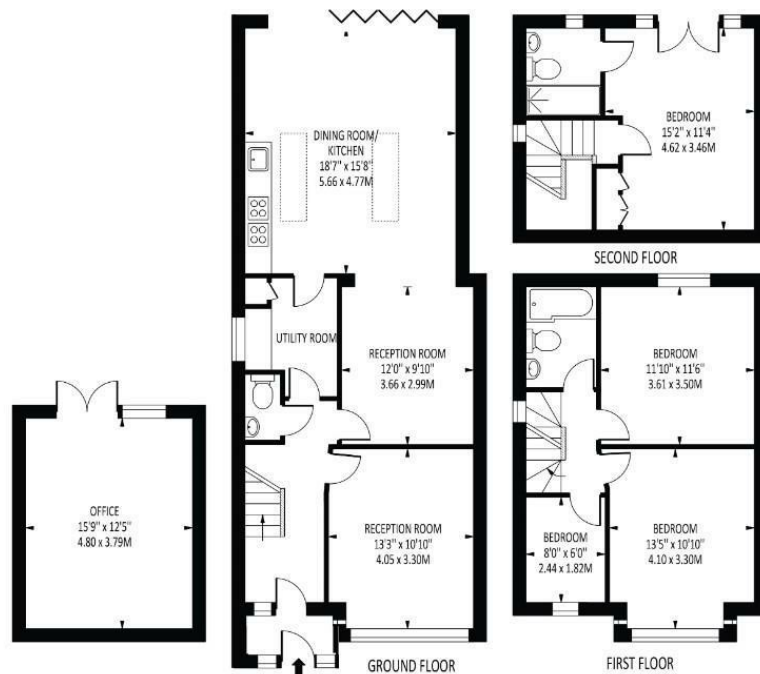




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Ardrossan Gardens
 Total Area: 1597 SQ. FT • 148.37 SQ. M
 (including office)
 Office Area: 196 SQ. FT • 18.19 SQ. M



Disclaimer: for illustrative 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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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