



Sandringham Road, Worcester Park

The **PERSONAL** Agent

Guide Price £550,000

Freehold

- 1930's End of Terrace House.
- Covered Front Entrance
- Hallway
- Two Reception Rooms
- Kitchen and Lean-To/Utility
- Three Bedrooms
- Family Bathroom
- Driveway and Level Rear Garden
- Potential For Extension S.T.P.P
- No Onward Chain

An attractive three bed end of terrace house with driveway, garage and well established level rear garden situated in a highly sought after residential area and offered to the market with no onward chain.

This elegant 1930's house has been well cared for over the years and is now in need of modernisation and offers potential for a single story rear extension and loft conversion, subject to the relevant planning permissions being obtained.

The accommodation briefly comprises, entrance hall with access to two good sized reception rooms with original character features and a fitted kitchen which leads to a useful lean-to/conservatory which overlooks and leads to a secluded rear garden.



On the first floor are three bedrooms (two doubles and a single) all with double glazed windows and radiators and a family bathroom.

Outside there is a well established level rear garden with outhouse and detached garage. Side access leading to a front garden with driveway providing off street parking and leading to a covered front entrance.

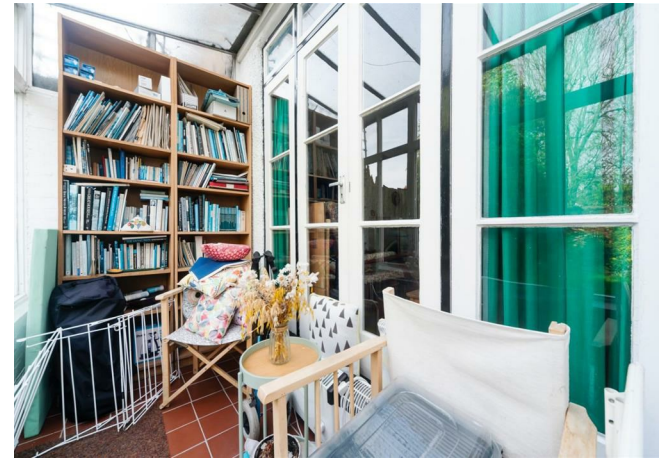
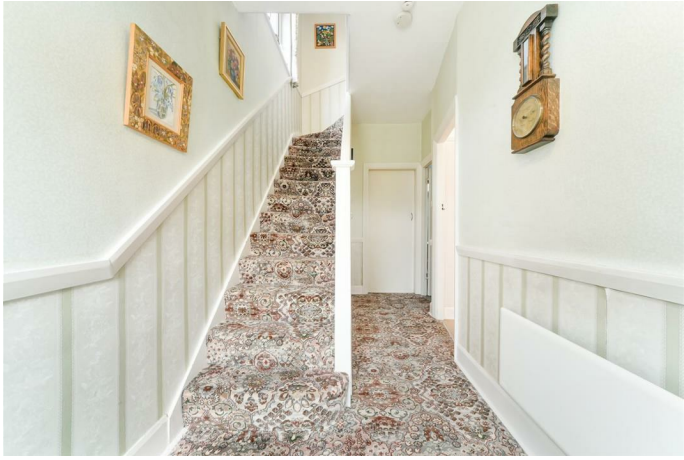
The surrounding area is highly sought after and popular with young families and downsizers, due to its close proximity of local primary schools, shops and transport links.

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 Stoneleigh Broadway 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.

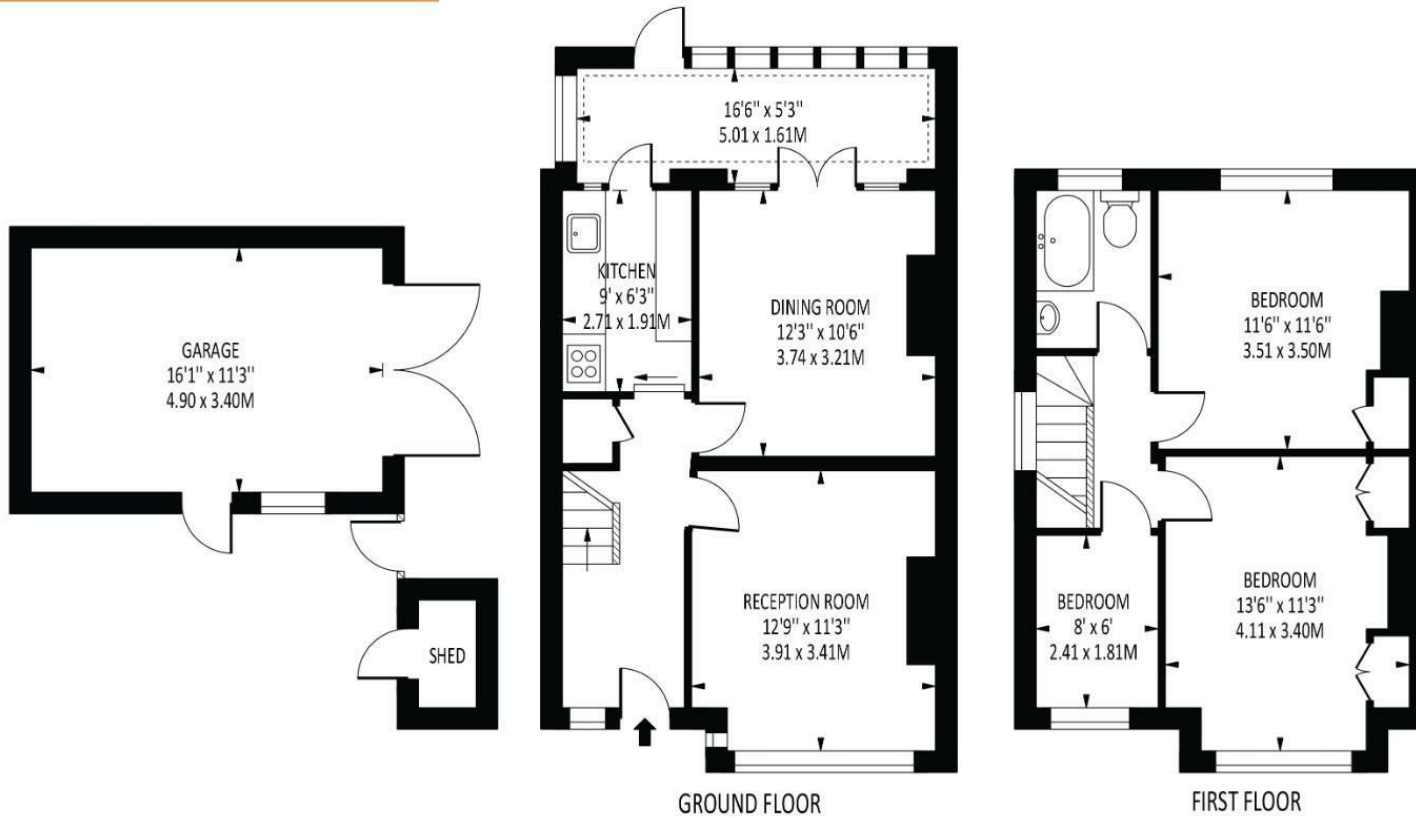






Sandringham Road
 Total Area: 1113 SQ. FT • 103.38 SQ. M
 (Including Garage & Excluding Shed)
 Garage Area : 179 SQ. FT • 16.66 SQ. M

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



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 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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