



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Three Spacious Bedrooms
- Sought After Residential Road
- Large Reception Room
- Modern Kitchen Dining Room
- Modern Family Bathroom
- Landscaped Rear Garden With Outbuilding
- Call For Your Viewing



The Personal Agent are delighted to welcome to the market this well presented and extended three bedroom end of terraced family home set within a popular and sought after residential road within the popular Worcester Park location.

The property itself boasts a bright and spacious reception room with access through to an open plan kitchen dining area with an additional w.c, three spacious and bright bedrooms with a modern family bathroom. The property goes on to further offer a landscaped and private rear garden with an amazing summer house with

power and lighting along with a landscaped front garden which offers off street parking for two cars.

With so much to offer we really do recommend your earliest viewing to avoid missing out.

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.

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.

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

Tenure: Freehold.

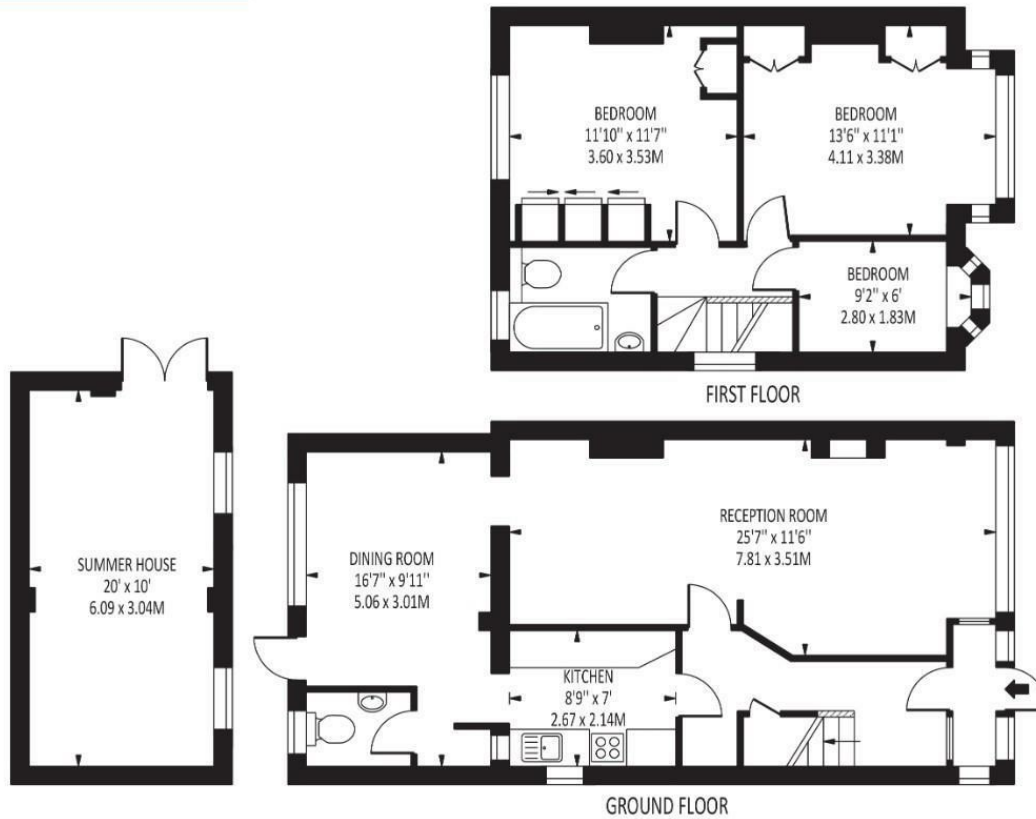




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Ardrossen Gardens
 Total Area: 1259 SQ FT • 116.93 SQ M
 (Including Summer House)
 Summer House: 199 SQ FT • 18.48 SQ M



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) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E			51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

