



Kingsmead Avenue, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £1,050,000 Freehold

- Elegant 1930's Detached Residence
- Porch and Spacious Entrance Hall
- Three Reception Rooms
- Stunning Kitchen/Breakfast Room
- Utility/Boot Room
- Spacious Landing
- En-Suite To Master Bedroom
- Three Further Bedrooms
- Well Established 130ft Level Rear Garden
- Driveway and Integral Garage

The Personal Agent are delighted to present this splendid four bedroom detached residence situated in a highly sought after tree lined avenue on the borders of Worcester Park and Stoneleigh The property occupies a large well established level position and is beautifully appointed throughout.

This elegant 1930's house boasts over 2000 sq ft of living space and is located in one of the areas most desirable addresses.

You approach the home via an ample block paved driveway which leads to an integral garage and enclosed entrance porch with original wooden front door and stain glass leaded light windows which floods the entrance hall with natural light and there is



a handy downstairs cloakroom.

The ground floor accommodation is perfect for family living with underfloor heating and three good sized reception rooms consisting of a living room with large double glazed leaded light bay window to the front aspect and interconnecting doors to a formal dining room which leads to an impressive kitchen/breakfast room and an adjoining sitting room perfect for the family to relax and enjoy.

The kitchen spans across the rear of the property with a valuated ceiling and skylight windows and is fitted with a matching range of floor and wall mounted units with plenty of worktop space and lovely views and direct access to the rear garden. Off the kitchen is

useful utility/boot room with a personal door to the integral garage.

Upstairs there is a bright and spaces landing with access to the attic and doors off to a family bathroom and four double bedrooms with a en-suite shower to the master.

Outside the 130ft garden is well established with a large paved terrace and lawn with flowerbeds stocked with a variety of plants, trees and shrubs. To the rear of the garden is a large paved patio area providing access to a detached outhouse, fully equipped with power and lighting, a potting shed and large summer house/workshop and cute wendy house for the kids or grandkids to enj





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Kingsmead Avenue

Total Area: 2016 SQ FT • 187.29 SQ M
 (Including Garage & Studio/Office)
 Garage Area : 134 SQ FT • 12.45 SQ M
 Studio & Office Area : 85 SQ FT • 7.93 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			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE

141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT

163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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