

Kingsmead Avenue, Worcester Park

The **PERSONAL** Agent

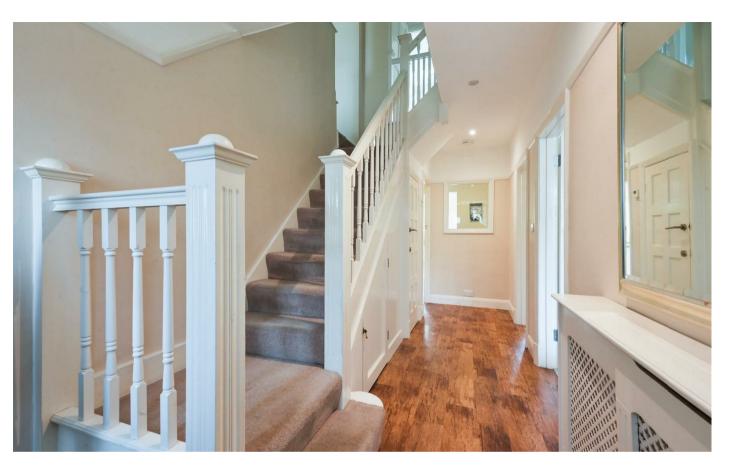
Offers In Excess Of £1,050,000 Freehold

- 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

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Very energy efficient - lower run	ning costs			
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The Property

The PERSONAL Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.



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.

