



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent



# Offers In Excess Of £595,000 Freehold

- 1930's End of Terrace House
- Entrance Porch
- Hallway
- Living Room
- Separate Dining Room
- Fully Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Well Established Level Rear Garden
- Detached Garage



A 1930's three bedroom end of terrace house with blocked paved driveway and a well established level garden with detached garage to rear situated in a popular residential road. There is potential for further extension subject to planning permission and a viewing is highly recommended.

The property is situated in a desirable tree lined road and is approached via a block paved driveway providing ample off road parking leading to an enclosed entrance porch with door to the entrance hall with stairs to the first landing and doors off to all ground floor rooms.

To the front is a living room with a large double glazed bay window to the front aspect and a feature fireplace which provides a nice focal point to the room and a separate dining room which leads to a double glazed conservatory with views over and direct access to the secluded rear garden.

The kitchen has been fitted with a matching range of floor and wall mounted units with contrasting worktops and ornamental tiled splash backs and plumbing for kitchen appliances. There is a door to the rear garden.

On the first floor are three bedrooms all with double glazed windows and radiators, two of which benefit from fitted wardrobes and a modern family bathroom with matching three piece suite in white.

The rear garden is laid mainly to lawn with flower beds stocked with variety of plants trees and shrubs with blocked patio area and a pathway leading to a detached garage and wooden timber shed and a secure gate leading to shared rear access.

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 (Zone 4) 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.







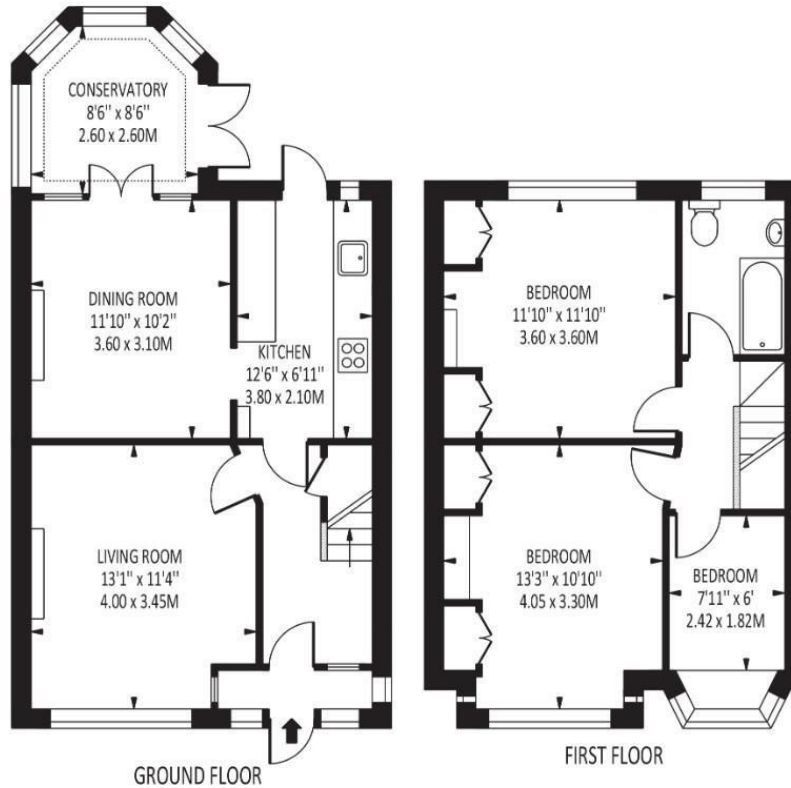




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**Ardrossan Gardens**  
Total Area: 961 SQ FT • 89.25 SQ M



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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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