



Forest Side, Worcester Park

The PERSONAL Agent

£1,250,000

Freehold

- Four Double Bedrooms
- 25 x 25ft Kitchen/Dining/Living Space
- Bi Folding Doors Across Rear
- Two Further Reception Rooms
- Utility Room & D/S W/C
- Two Bathrooms
- 100ft South Facing Garden
- Detached Garden Office

Situated in one of Worcester Park's most sought after roads ****Forest Side**** is this extremely impressive, four double bedroom home.

The property offers a truly stunning kitchen / dining / living space to the rear measuring over 25 x 25ft with bi folding doors spanning the width of the property, opening the whole space up to the garden. The kitchen has a range of fitted appliances and a separate utility room, through which is the downstairs W/C.

Further to the ground floor are the large cinema room and across the entrance hallway a further study.

Accommodation to the first floor has been cleverly



extended to provide the first three double bedrooms, an ensuite shower room and matching family bathroom. The top floor is occupied by a further double bedroom measuring over 20 x 18ft.

Outside, to the front of the property is a driveway providing parking for two to three cars, while to the rear is a fantastic south facing garden measuring over 100ft in length, surrounded by cedarwood fencing.

Early viewing essential. Sole agents.

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.



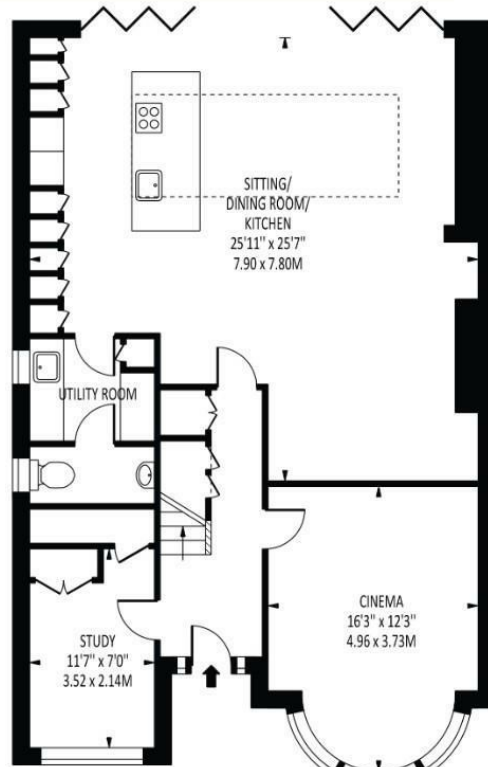


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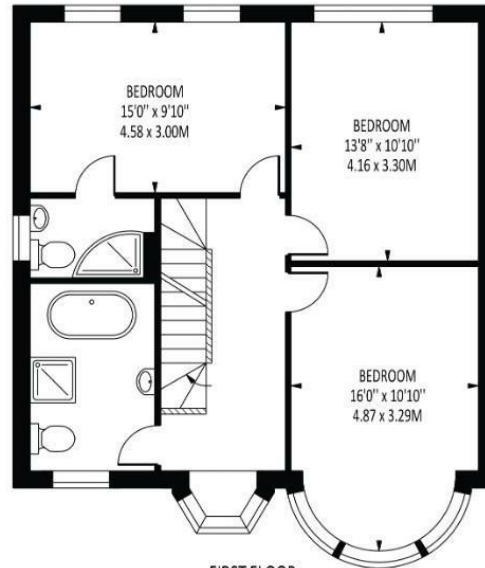


Forest Side

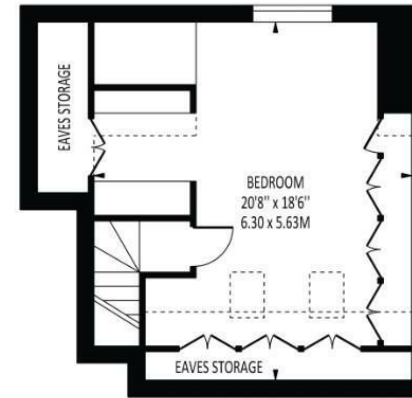
Total Area: 2114 SQ FT • 196.43 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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			
(69-80) C		75	84
(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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