



The Warren, Worcester Park

The **PERSONAL** Agent



# £640,000

## Freehold

- Additional Internal images Upon Request
- Set On A Private Road
- Detached Bungalow
- Three Bedrooms
- Kitchen, Bathroom And Separate W.C
- Additional Bright Reception Room
- Private And Landscaped Front And Rear Gardens



The Personal Agent are delighted to welcome to the market this spacious and detached three bedroom bungalow set on arguably one of Worcester Park's most sought after roads.

The property itself does require some modernisation but currently offers three spacious bedrooms, a reception room, kitchen, bathroom with a sperate w.c along completes the internal layout. While to the rear there is a large and private rear garden along with off street parking for multiple cars to the front of the property.

With so much to offer a new buyer and huge potential to extend further we really do recommend your earliest viewing.

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.

Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold.









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Total Area: 1020 SQ. FT • 94.79 SQ. M  
(Including Garage)  
Garage Area : 129 SQ. FT • 11.95 SQ. M



Disclaimer: For illustrative 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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**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.

