



Wolsey Close, Worcester Park

The **PERSONAL** Agent

Price Guide £380,000

Leasehold

- Ground Floor Maisonette
- Private Front Entrance
- Entrance Hall With Storage
- Spacious Lounge
- Modern Fully Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Direct Access to Lawned Garden
- Cul-De-Sac Location
- No Onward Chain



A well appointed two bedroom ground floor purpose built maisonette with private level rear garden situated in a desirable cul-de-sac location in Worcester Park and offered to the market with No Onward Chain.

This maisonette benefits from its own private front entrance with door to a spacious hallway with ample storage space and doors to all rooms.

The living room is located to the front of the property with a double glazed window, fitted storage cupboard and a feature fireplace which adds a nice focal point to the room.

Fully fitted kitchen with matching range of floor and wall mounted high gloss units in white, incorporating black marble effect worktops with inset sink and drainer, four ring gas hob and electric oven beneath, space and plumbing for appliances

and double glazed window to side and door to rear which leads to a private garden.

Both bedrooms are good-sized doubles with double glazed windows and radiators and there is a modern family bathroom fitted with a matching contemporary style suite in white and obscured double glazed window to the rear.

Outside the rear garden is laid mainly to lawn with a wooden timber shed and gate to the side with access to the front.

There is non restricted on street parking immediately outside. Stoneleigh Broadway and Station is only 0.5 miles away and Worcester Park High Street and Station is only 0.7 miles away.

The property comes with a long lease of 132 years remaining and the Ground Rent is £200 p/a

Nearby Stoneleigh Broadway has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. There are good schools nearby infant and junior which are a 5 minute walk away

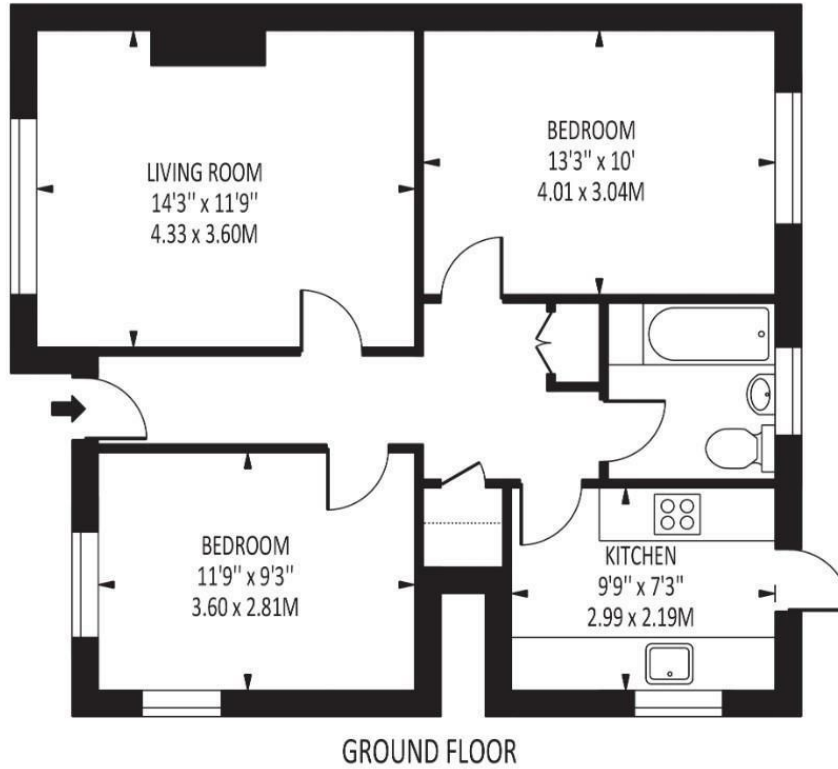
Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

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.

Tenure - Leasehold.







GROUND 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			
(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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