



Fairford Gardens, Worcester Park

The **PERSONAL** Agent

Price Guide £695,000

Freehold

- Stunning 1930's Period Home
- Impressive Rear Extension + Underfloor Heating
- Skylight Windows and Bi-Folding Doors
- Open Plan Living/Dining Room
- Bespoke Kitchen With Central Island
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Landscaped And Secluded Rear Garden
- Private Driveway and Detached Garage.
- Sought After Residential Road



This beautiful home offers stunning ground floor living accommodation that is guaranteed to impress and is located in sought after tree lined residential road close to Worcester Park high street. The area is popular with families and commuters due to its excellent schools and transport links and an internal viewing is advised to fully appreciate what this property has to offer.

The current vendors have transformed this traditional 1930's house into a modern and stylish residence with one of the best rear extensions on a property of this type we've ever seen! Modern technology has been seamlessly blended into the fabric of the building without compromising the integrity of the original period feel and includes a newly replaced roof, wet gas fired underfloor heating to the rear extension and in the loft is a positive input ventilation unit (PIV) which draws filtered air and gently blows it into the house which eradicates condensation and improves the air quality. The downstairs is hard wired for ethernet.

There are many stunning features to get through, so let's start with the heart and soul of the home.

The bespoke kitchen has been tastefully remodelled without compromise

and is fitted with a matching range of floor and wall mounted units in a high quality matt white finish with solid granite worktops and splashbacks and a large island with wrap around quartz countertop with power supply and USB charging ports. There is a range of hidden fitted storage units which blends into the wood panel feature walls.

The open plan living accommodation has been cleverly separated by sliding pocket doors leading to a private sitting/family room with a large bay window to the front providing the perfect space for relaxing.

A standout feature is the truly breath taking rear extension with a valuated ceiling complete with skylight windows with electric blinds and timer and bi-folding doors and build-in blinds with a magnetic pully opener. The ground floor has been designed to offer an impressive amount of living space for the whole family to enjoy and is perfect for entertaining.

Upstairs there are three well proportioned bedrooms and a spacious family bathroom fitted with matching contemporary style suite providing the perfect retreat for rest and rejuvenation.

Outside the rear garden has been landscaped with a paved terrace which

spans the width of the property and leads to a level lawn with a detached garage fully equipped with power lighting and offering potential for conversion to a home office and there is private block paved driveway with parking for two vehicle and wiring for an EV charging point.

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.

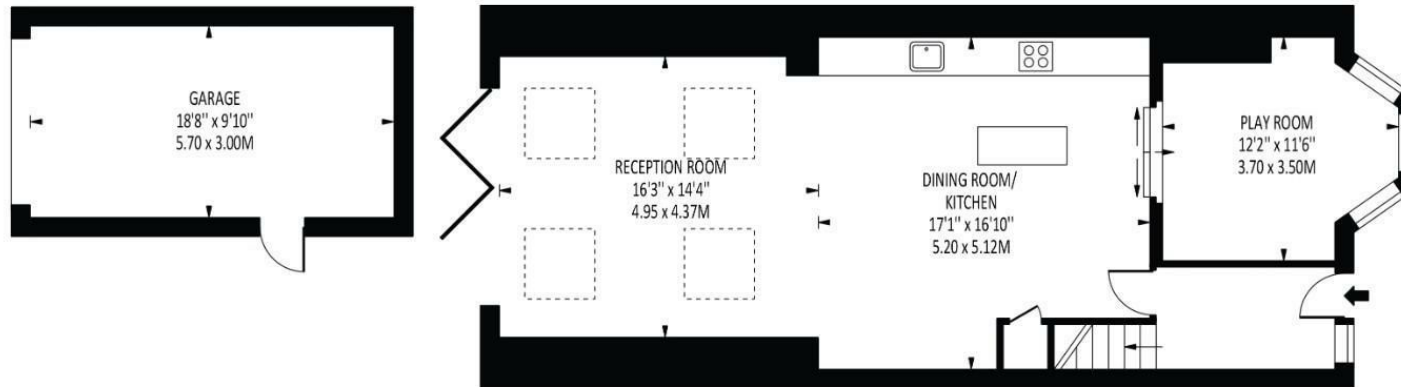
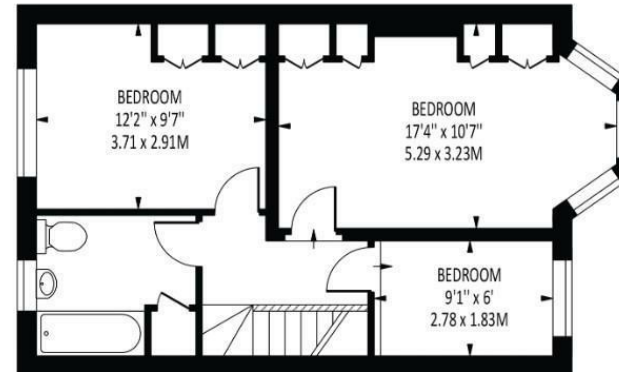




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Total Area: 1357 SQ. FT • 126.03 SQ. M
(Including Garage)
Garage Area : 184 SQ. FT • 17.10 SQ. M



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) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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