



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

Price Guide £700,000

Freehold

- Stunning 28ft kitchen/dining/family room
- Three bedroom extended family home
- Smart and comfortable living room
- Welcoming entrance hall
- Practical utility room & d/s cloakroom
- Modern family bathroom
- Easterly facing private rear garden
- Detached garden room / home office
- Driveway with off street parking
- Scope to convert the loft space STPP



The Personal Agent are proud to present this cleverly extended and beautifully presented family home, featuring the most stunning rear kitchen extension which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

The welcoming entrance hall sets the tone of what's to come with tasteful decor, wood panels and Amtico flooring. From here you have access to a nicely proportioned living room that is centred around a fireplace and then access to what is definitely the heart of this home, the stunning kitchen/dining/family room.

This area of the home measures an impressive 28ft, with bi-folding doors opening onto the garden, two large roof lights that flood the room with natural light and defined dining, family and kitchen areas that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the rare and thoughtful addition of a utility room and a downstairs cloakroom too. Upstairs there are three nicely proportioned bedrooms, a modern family bathroom and a sizable loft space.

Outside, the property also shines with a great sized Easterly facing garden that enjoys brilliant privacy, side and rear access as well as smart garden office that also doubles as a gym and the attached storage too.

Homes in this desirable area are extremely popular due to its excellent location close to good local schools, parks and high street with a wide choice of cafes, restaurants and pubs and station with regular fast trains to London Waterloo.

The property is within walking distance of both Stoneleigh station which is roughly a 14 minutes walk (0.6 of a mile) and Worcester Park mainline rail station which is 17 minutes walk 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
Council Tax: D

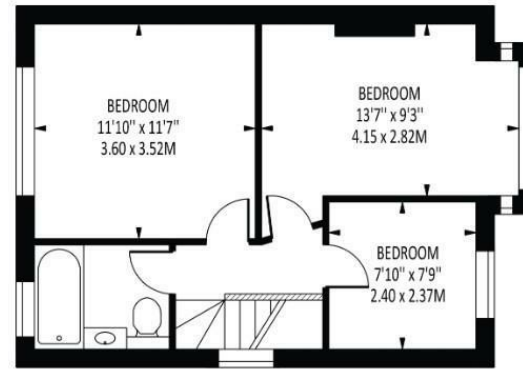




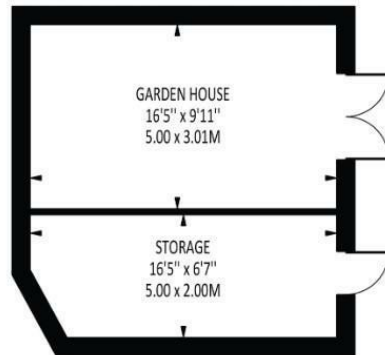
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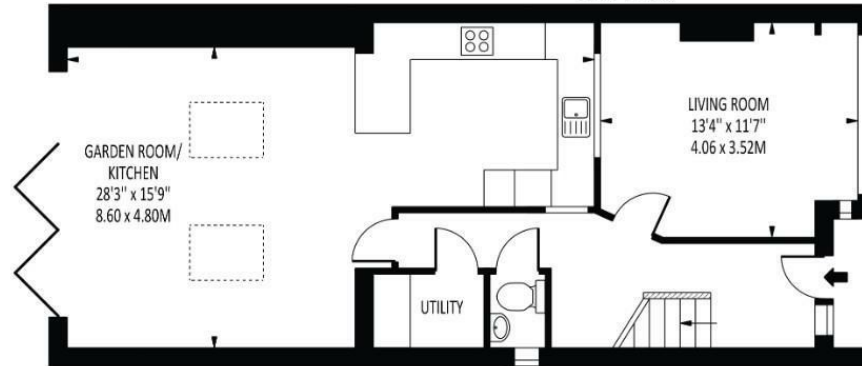
Total Area : 1395 SQ FT • 129.56 SQ M
 (Including Garden House & Storage)
 Garden House Area : 162 SQ FT • 15.05 SQ M
 Storage Area : 104 SQ FT • 9.67 SQ M



FIRST FLOOR



GROUND FLOOR



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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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