



Inveresk Gardens, Worcester Park

The **PERSONAL** Agent

Price Guide £600,000

Freehold

- Stylish 1930's House
- Traditional Entrance Hall
- Lounge With Bay Window To Front
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Modern Family Bathroom
- Landscaped Level Rear Garden
- Driveway With Parking For Two Cars
- Sought After Residential Road
- Gas Central Heating and Double Glazing

Set within a quiet and popular residential road, just a short walk from Worcester Park High Street this elegant and stylish terraced home has been the subject of many improvements and is offered for sale in very good order throughout.

The well appointed accommodation provides the perfect layout for modern family living with two reception areas that seamlessly flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

Blending traditional charm with a modern and contemporary layout the living space is bright and spacious being laid out over two floors and there is further potential for a single storey rear extension and loft conversion, subject to planning permissions being obtained.

This beautifully presented house is equal distance of Stoneleigh Broadway and Worcester Park and provides scope to create



more space for the family to grow, so if you are looking for a great home with tons of longevity, then look no further.

Downstairs the property includes a modern fully fitted kitchen with breakfast bar and a useful utility area and access to the rear garden via an impressive 25'10 ft lounge/dining room, whilst to the first floor there are three nicely proportioned bedrooms and a modern refitted bathroom complete with a corner walk-in shower.

The rear garden is a huge selling point with the added benefit of a large timber decked terrace with which is a great entertaining space within its own right. The remainder of the garden is nicely secluded, laid mainly to lawn and there is a detached garage accessed via a rear service road providing secure off road parking or a handy workshop/storage space or potential for a home office and to the front is private driveway providing off street parking for two cars.

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.
Council Tax: D

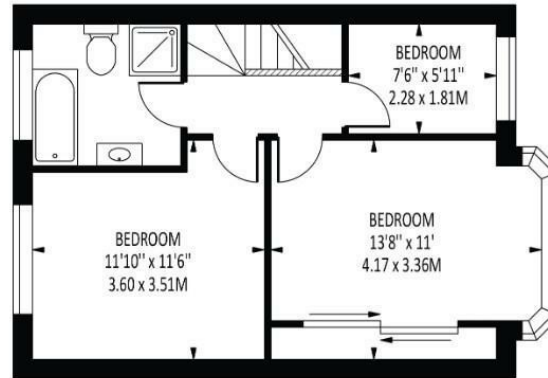




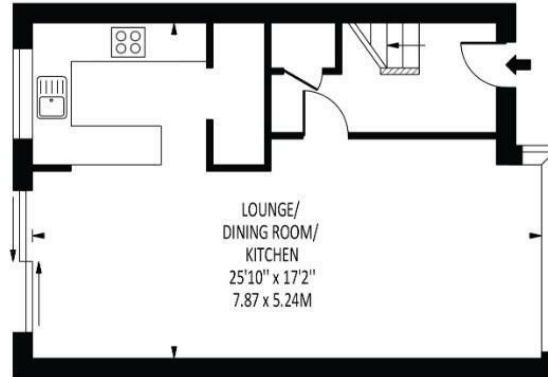
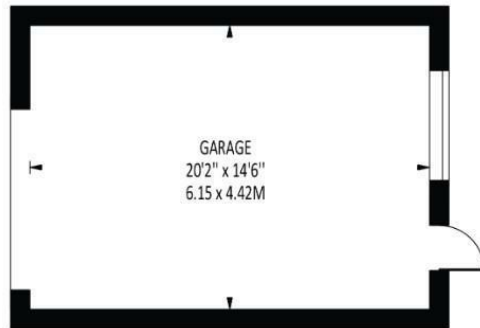
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Total Area: 1140 SQ FT • 105.90 SQ M
(Including Garage)
Garage Area : 294 SQ FT • 27.28 SQ M



FIRST 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England & Wales		
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.

