



Sandringham Road, Worcester Park

The **PERSONAL** Agent

# Guide Price £525,000

## Freehold

- No ongoing chain
- Perfect renovation opportunity
- Requires modernisation & updating
- Huge scope to customise and extend STPP
- Three bedrooms
- 21ft dining room which links to kitchen
- Separate 13ft living room
- Downstairs cloakroom & upstairs bathroom
- 53ft private rear garden
- Detached garage with vehicular access

Offered to the market with no onward chain, The Personal Agent are proud to present this attractive three-bedroom terraced house that is situated in a highly sought after residential area close to Worcester Park.

This elegant 1930's house has been well cared for over the years but is now in need of full modernisation and offers potential for any new owner to come in and place their own stamp on it, alongside the option to add a single-storey rear extension and loft conversion, subject to the relevant planning permissions being obtained.

The accommodation briefly comprises, entrance hall with access to two great sized reception rooms that link together in an open plan format, measuring 21ft and 13ft respectively, and a fitted kitchen which links to the dining room as well as a downstairs cloakroom for practicalities.



On the first floor are three bedrooms (two doubles and a single) and a family bathroom, as well as the usual loft space.

Outside there is a well established level rear garden with detached garage to the rear of the plot which has vehicular access via the shared access road. The front garden offers potential to create a driveway with off street parking.

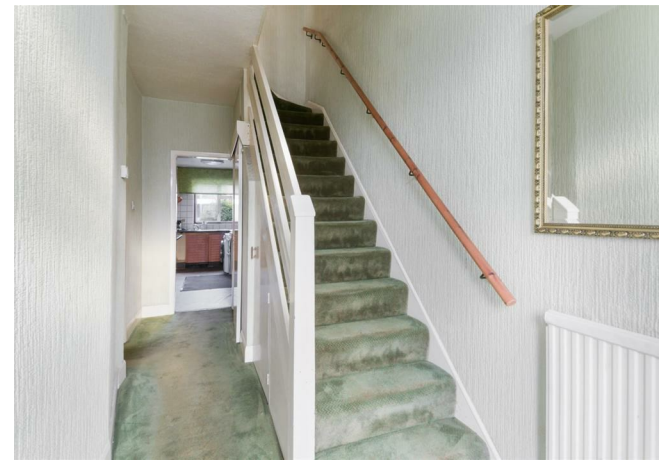
The surrounding area is highly sought after and popular with young families and downsizers, due to its close proximity of local primary schools, shops and transport links.

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 Stoneleigh Broadway 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  
Council Tax band - E

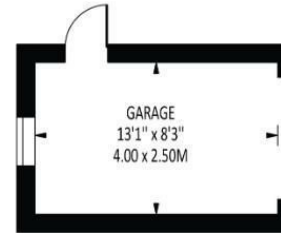
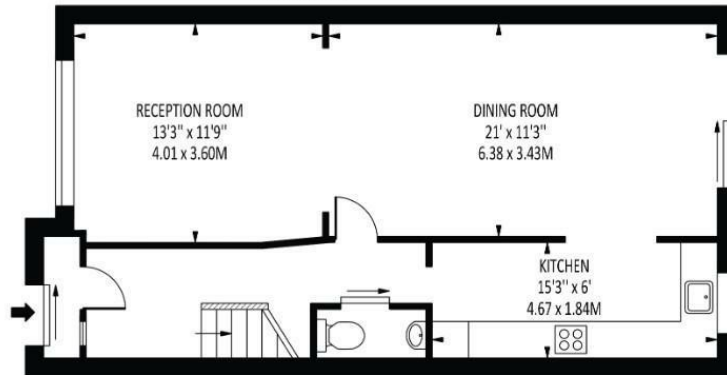
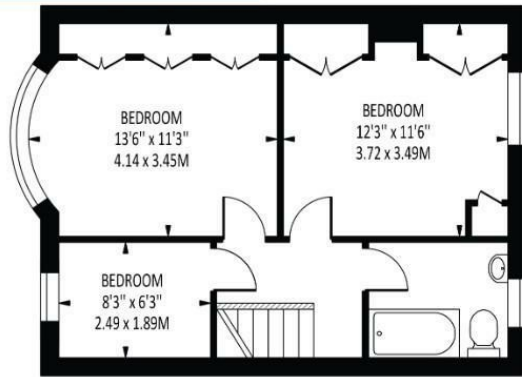




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**Sandringham Road**  
 Total Area: 1193 SQ FT • 110.86 SQ M  
 (Including Garage)  
 Garage Area : 108 SQ FT • 10.00 SQ M



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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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.

