



Forest Side, Old Malden, Worcester Park

The **PERSONAL** Agent

Guide Price £825,000

Freehold

- Elegant 1930's Period House
- Driveway With Parking For Two Cars and Attached Tandem Garage
- Spacious Entrance Hall
- Two Reception Rooms Plus Sun Lounge
- Fully Fitted Kitchen
- Hobby/Utility Room With Cloakroom
- Three Well Proportioned Bedrooms
- Family Bathroom
- Well Established Level Rear Garden
- Sought After Location and No Onward Chain

The Personal Agent are delighted to bring to market this elegant semi detached family home boasting a wealth of original period features and being located in a highly desirable road in Old Malden and with the added benefit of no onward chain.

Homes in this prestigious area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

Only a stone's throw away are independent shops, artisan food market, busy restaurants and cosy cafes and two mainline train stations with fast services to Central London in under 30 minutes.

You enter the home via a vestibule with an original wooden front door with pretty stained glass leaded light windows which sets the tone for what is to come. as you step into a spacious entrance hall with an attractive returning staircase with a large



stained glass arched leaded light window to the front.

From the the hall there are doors off to various receptions rooms which include a living room which is centered around a feature fireplace. and for formal dining there is a second reception which leads to bright and airy sun room with views of the garden and a useful hobby/utility room with w.c and handy access to the garage.

The kitchen although a little dated by today's standards has been thoughtfully designed and is fully fitted with plenty of worktop space for preparing delicious meals.

Upstairs there are three generously proportioned bedrooms and family bathroom and off the landing is access to a huge attic that can comfortably accommodate a further bedroom and ensuite, subject to planning.

Outside the secluded rear garden provides a peaceful retreat and is a gardeners dream with mature borders well stocked with trees and shrubs.

Homes of this quality are rarely available, so please get in touch, should you wish to make this your family home for years to come.

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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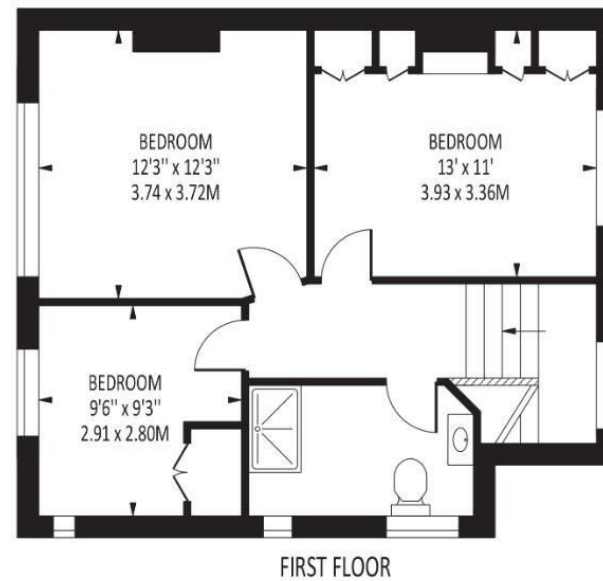
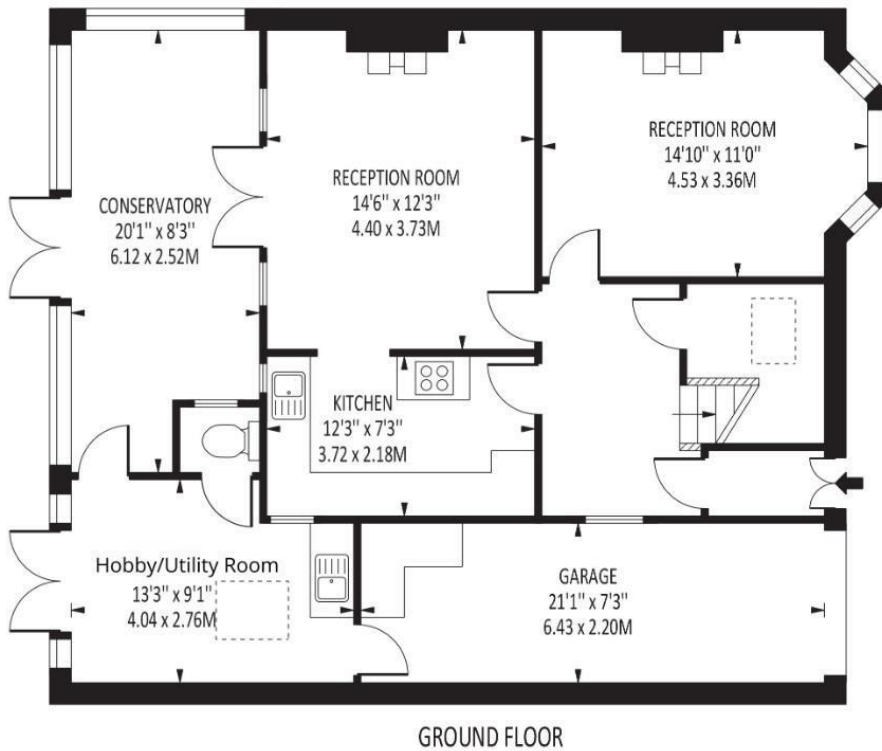


Forest Side

Total Area: 1556 SQ FT • 144.57 SQ M

(Including Garage)

Garage Area: 152 SQ FT • 14.15 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	54	
England & Wales		
EU Directive 2002/91/EC		

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