



Wolsey Close, Worcester Park

The **PERSONAL** Agent

Guide Price £365,000

Leasehold

- Spacious First Floor Maisonette
- Private Entrance
- Hallway
- Lounge/Dining Room
- Modern Kitchen and Bathroom
- Two Double Bedrooms
- Recently Installed Boiler System
- Private Fully Enclosed Rear Garden
- Quiet Cul-De-Sac Location
- Close to Shops and Schools and No Onward Chain

A larger than average two bedroom purpose built maisonette with private rear garden, situated in a highly sought after close within walking distance of Stoneleigh Broadway and Station, with regular train service to London Waterloo in under 30 minutes.

Located approx. 15 minutes walk (0.6 mile) to Stoneleigh Station, this spacious first floor maisonette benefits from its own private entrance and a fully enclosed rear garden.

Properties of this type are generously sized and are generally bigger than more modern alternatives and would appeal to those who are looking to bridge the gap between an apartment and traditional house.

So whether you are looking to buy your first home, wanting to downsize or looking for a rental investment property, this home ticks all the boxes.

You enter the home via a private front entrance with an inner lobby with stairs to the first floor landing and doors off to rooms.



There is a spacious lounge/dining room with double glazed window to the front aspect and a good sized modern fully fitted kitchen with a recently installed boiler system.

Both the bedrooms are well proportioned double rooms with double glazed windows and there is a separate family bathroom which has been updated by the current vendors.

Outside the rear garden is laid mainly to lawn with a potting shed providing handy storage and is fully enclosed by fencing with a pathway to the front entrance.

On road parking parking can be found immediately outside and there are local shops just around the corner.

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, Worcester Park also offers great access to public transport. Kingston which offers a more comprehensive range of shopping is just a short drive away.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations 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, making this property ideal for a commuter too.

Tenure - Leasehold

Length of lease (years remaining) - 175 approximately

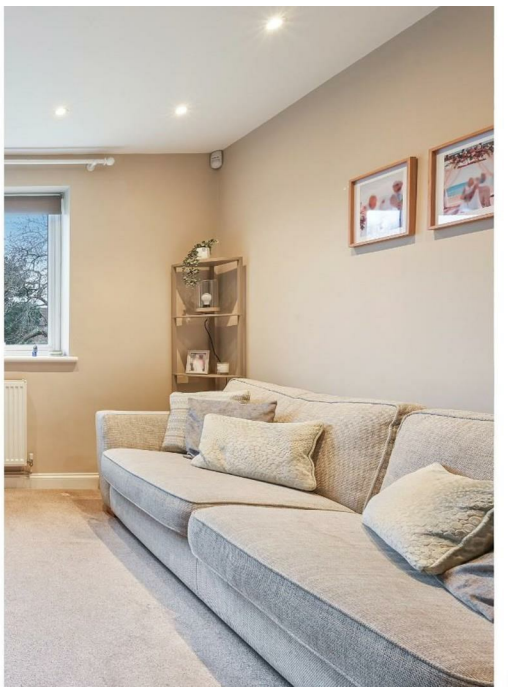
Annual ground rent amount (£) - 100.00 (Including building insurance)

Annual service charge amount (£) - 0

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

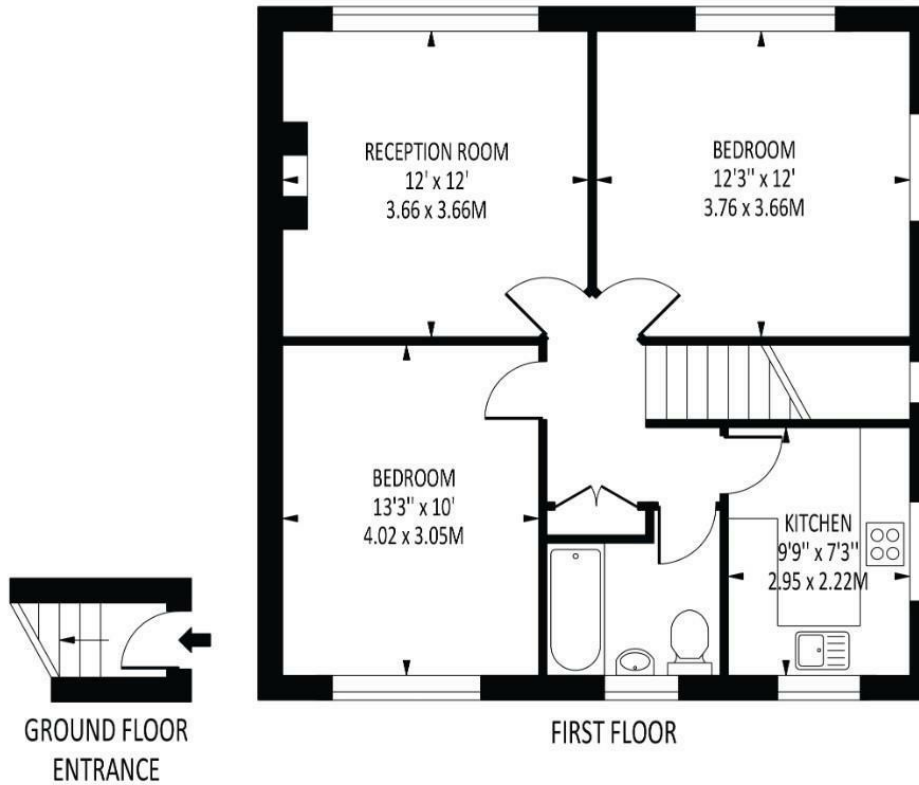




The **PERSONAL** Agent



Wolsey Close
Total Area: 653 SQ FT • 60.67 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

