



Alsom Avenue, Worcester Park

The **PERSONAL** Agent



# Offers Over £550,000

## Freehold

- Three Bedroom Semi Detached House
- Driveway and Detached Garage
- Entrance Hall
- Spacious Lounge
- Separate Dining Room
- Fully Fitted Kitchen
- Conservatory
- Family Bathroom
- Level Rear Garden
- No Onward Chain

A three bedroom semi detached house with driveway, detached garage and well established level rear garden, situated in a sought after residential area of Worcester Park and offered to the market with no onward chain.

This property offers a wonderful opportunity for those seeking a home with great potential. Boasting three reception rooms, three bedrooms, as well as a family bathroom, this house provides ample space for comfortable living.

One of the standout features of this property is the spacious lounge and dining room, with a conservatory offering picturesque views over the well maintained garden. Imagine enjoying your morning coffee in the conservatory, basking in natural light and the tranquillity it provides.

The kitchen is fully fitted with plenty of worktop space and views of the garden and there is handy door which leads to the driveway and detached garage.



Upstairs are three well proportioned bedrooms and a family bathroom.

Although the property is in need of modernisation, this presents a fantastic opportunity for you to put your own stamp on the house and create the home of your dreams. Additionally, the potential for extension, subject to planning permission, allows for further customisation to suit your needs and lifestyle.

With a private driveway providing off road parking and a shared approach to a detached garage, parking will never be an issue for you or your guests.

The level and secluded rear garden offer a peaceful retreat, perfect for relaxing or entertaining outdoors.

Don't miss out on the chance to own this gem in Alsom Avenue. With its potential, and desirable location, this property is sure to be a wonderful place to call home for years to come.

Homes in this 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: E









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## Alsom Avenue

Total Area: 1156 SQ FT • 107.43 SQ M  
(Including Garage)  
Garage Area : 126 SQ FT • 11.64 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 |         |           |
|                                             | 49      | 79        |
| 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.



