



St. Clair Drive, Worcester Park

The **PERSONAL** Agent

Offers Over £735,000

Freehold

- Beautifully Appointed Detached Bungalow
- Private Driveway and Detached Garage/Workshop
- Spacious Entrance Hall
- Spacious Living With Bifold Doors
- Stunning Kitchen/Dining Room With Bifold Doors
- Master Bedroom With Terrace and Ensuite
- Two Further Double Bedrooms
- Modern Family Bathroom
- Landscaped Level and Secluded Rear Garden
- Sought After Area Close To Nonsuch Park

A stunning detached bungalow offering contemporary and stylish living accommodation throughout sat on a large well established level position with a level rear garden. The property is situated in a highly sought after area and an internal viewing is advised to fully appreciate what this property has to offer.

This amazing home is beautifully modernised with a living space which flows seamlessly from room to room with an emphasis on light and space.

The living space is truly impressive with a spacious living room with bifold doors which draws you towards a stunning rear garden. There is a tastefully appointed kitchen fitted with a matching range of floor and wall mounted units, incorporating solid worktops and central island perfect for spending time with the



family, just outside the bifold doors is a large paved terrace seating area perfect for 'alfresco' dining and entertaining all year round.

There are two well proportioned bedrooms (one of which is used as dressing room/home office) and a spacious modern family bathroom, all accessed via a central hallway and the master bedroom has been skilfully converted into the loft, and benefits from a terrace balcony which overlooks the garden and modern ensuite shower room.

A particular feature of the property is the level and secluded rear garden laid mainly to lawn with areas designed for relaxing, gardening, barbecuing and entertaining and a there is a useful detached garage/workshop.

Worcester Park offers a larger 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.

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 band - E





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St. Clair Drive

Total Area: 1243 SQ FT • 115.52 SQ M
(Including Garage)
Garage Area : 107 SQ FT • 9.97 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 | | |
| | 67 | 80 |
| 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

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Registered in England No. 4398817.



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