



Bridgewood Road, Worcester Park

The **PERSONAL** Agent



# Price Guide £650,000

## Freehold

- Impressive 1930's Family Home
- Directly Backing Onto Cuddington Park
- Traditional Entrance Hallway
- Separate Living Room With Wood Burner
- Stunning Rear Kitchen Extension With Bifold Doors
- Utility Room With W.C
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Landscaped Level Rear Garden
- Detached Garage & Driveway To Front With Parking

The Personal Agent are proud to present this stylish and beautifully presented family home directly backing onto Cuddington Park and featuring the most stunning rear kitchen extension which certainly ensures that this fine property stands out from the crowd

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

The welcoming entrance hall sets the tone of what's to come



with tasteful decoration, wood panels and oak flooring. From here you have access to a nicely proportioned living room that is centred around a fireplace with a wood burning stove and then access to what is definitely the heart of this home, the stunning kitchen/dining/family room.

This area of the home measures an impressive 20'11 x 16'2 ft, with bi-folding doors opening onto the garden, three large skylights windows that flood the room with natural light and defined dining, family and kitchen areas that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the rare and thoughtful addition of a utility room with a handy W.C. Upstairs there are three nicely proportioned bedrooms, a modern and stylish family bathroom and a sizable loft space.

Outside, the property also shines with a great sized Westerly facing garden that enjoys brilliant privacy with unrestricted view over Cuddington Park as well as detached double garage

equipped with power and lighting with a parking space outside and there is parking for two vehicles at the front in the form of a private driveway.

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 Ewell Village 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 - D









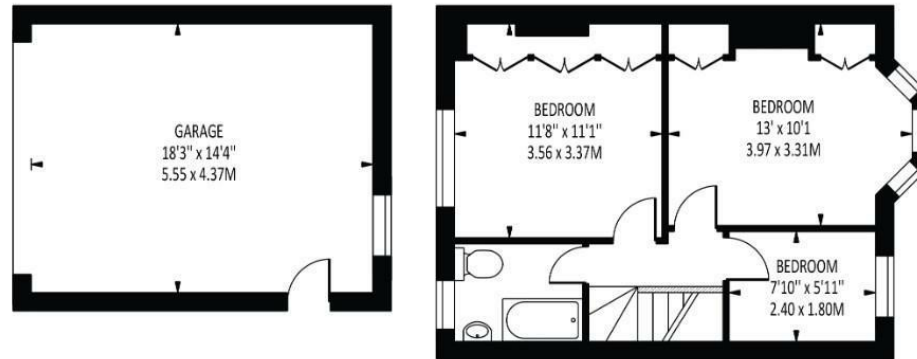


The **PERSONAL** Agent

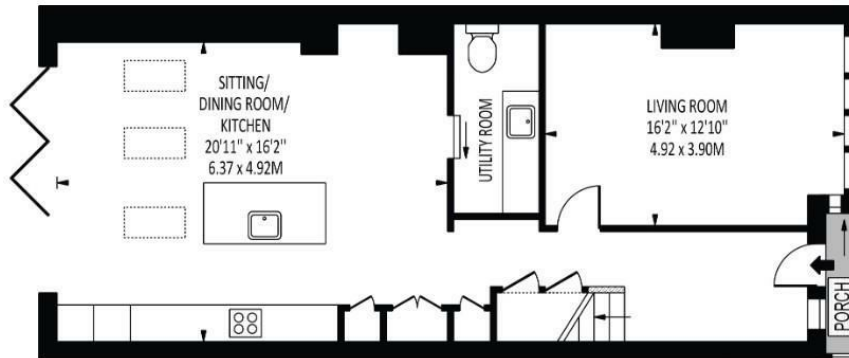


## Bridgewood Road

Total Area: 1352 SQ FT • 125.56 SQ M  
(Including Garage)  
Garage Area : 261 SQ FT • 24.25 SQ M



FIRST FLOOR



GROUND FLOOR

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>		88
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



