



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

Offers Over £625,000

Freehold

- Stylish 1930's End Of Terrace House
- Private Driveway With Parking For Two Cars
- Covered Front Entrance and Hallway
- Separate Lounge
- Modern Kitchen/Dining Room
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Well Established Level Rear Garden
- Sought After Residential Road
- Close To Good Schools, Parks and Transport Links

A beautifully presented three bedroom end of terrace house with well established level rear garden and private driveway located in a sought after residential road close to Worcester Park High Street and Station. Viewing Highly Recommended.

This stylish family home is well appointed throughout and is located in a desirable location close to good local schools, parkland and less than a mile of Worcester Park Train Station and only 0.60 of a mile of Stoneleigh Train Station.

To the front is a block paved private driveway which leads to a covered front entrance and an inviting hallway with stairs to the first floor and door to all ground floor rooms.

The ground floor provides stylish living space with a separate lounge with a double glazed bay window to the front aspect. To the rear is a bright and spacious dining/family room with double glazed windows and French doors which overlook and lead out to a level and secluded rear garden. This room is open plan to a



modern kitchen which has been fitted with a matching range of floor and wall mounted units with ample worktop space and plumbing for kitchen appliances.

On the first floor are three bedrooms all with double glazed windows and radiators, which are all serviced by a modern family bathroom.

Outside the rear garden is well established with a level lawn stocked with a variety of plants trees and shrubs and providing access to raised timber decked terrace seating area providing plenty of room for detached home office/summer house.

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.

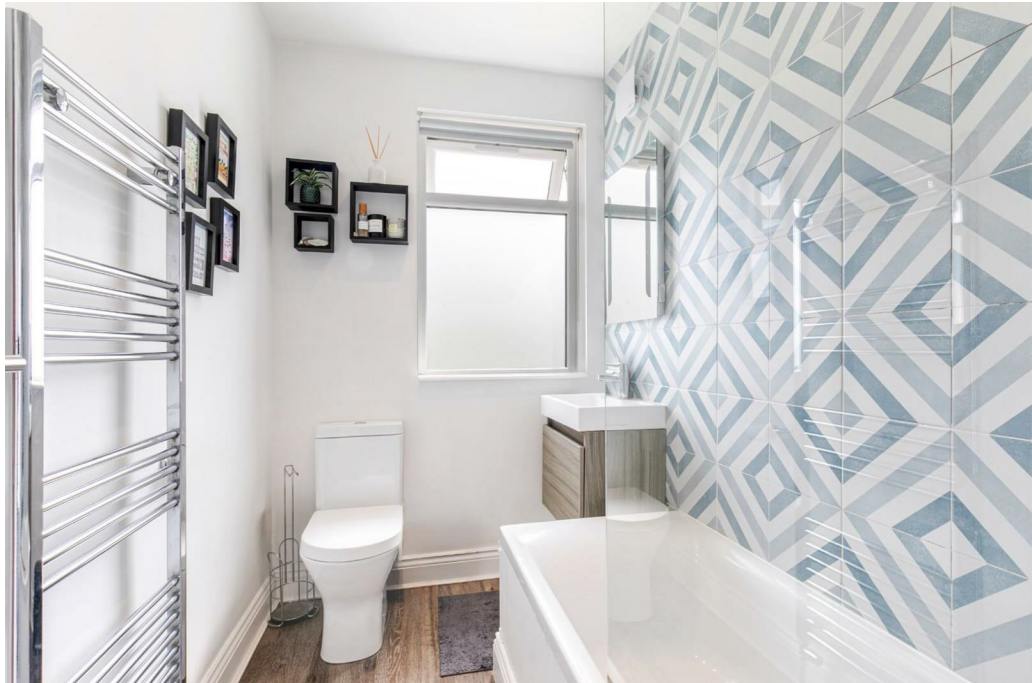
The property is within walking distance of Worcester Park

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
Council tax band - D



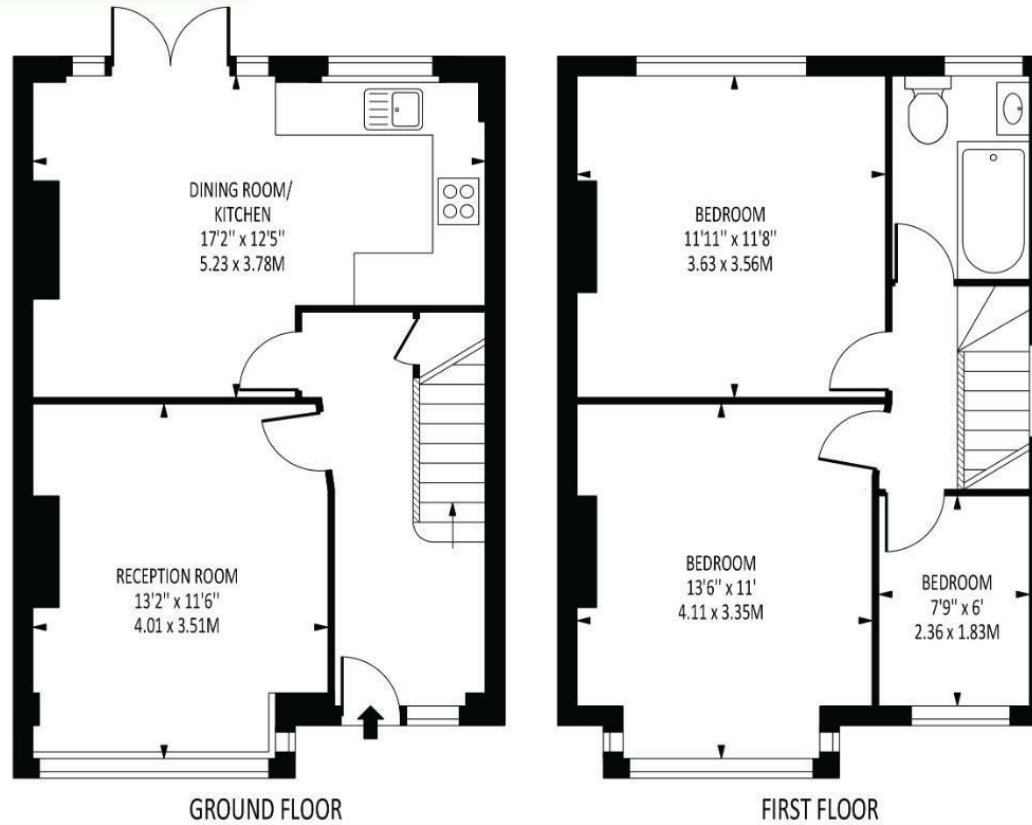


The **PERSONAL** Agent



Ardrossan Gardens, Worcester Park

Total Area: 860 SQ FT • 79.80 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
66		
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.

