



Edenfield Gardens, Worcester Park

The **PERSONAL** Agent

Guide Price £950,000

Freehold

- Substantial Family Home Over 2000 sq ft
- Ample Driveway With Integral Garage
- Entrance Hallway and Downstairs Cloakroom
- Separate Living Room With Bay Window
- Impressive Kitchen/Dining/Family Room
- Stunning Conservatory End Overlooking Garden
- Master Bedroom With Stylish Ensuite Shower Room
- Four Further Good Sized Bedrooms
- Level and Secluded Landscaped Rear Garden
- Highly Regarded Area Close To Shadbolt Park

A fantastic opportunity to acquire this imposing semi detached family home situated within a rarely available residential road in a sought after area of Worcester Park. The property enjoys easy access to Shadbolt Park and Worcester Park high street and railway station and is in the catchment area for many outstanding local schools.

This cleverly extended home offers generous and flexible accommodation, with an impressive layout that is perfect for entertaining, social occasions and most importantly, day to day family life. In short, the property itself mirrors the superb location.

As soon as you step into the welcoming entrance hall, the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light.

The property benefits from impressive living space with a



separate living room which is centred around a lovely fireplace and a large bay window which is fitted with bespoke wooden shutters.

The star of the show is the stunning kitchen/dining/family room with a beautiful conservatory end which makes the most of the landscaped rear garden. These rooms all blend together to provide the ultimate living space and from a practical viewpoint, this home also delivers with the addition of a handy downstairs cloakroom.

A staircase leads to the first floor landing where the spacious accommodation continues. There are four generously sized bedrooms all serviced by a modern family bathroom and there is a stylish ensuite to the master bedroom. The second floor has an 19ft guest bedroom with an ensuite cloakroom and ample eaves storage, the perfect space for teenagers or visiting guests.

The outside of the property doesn't disappoint either with a

generous frontage providing parking for several cars leading to an integral garage and a landscaped rear garden that benefits from a South/Westerly facing aspect.

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 - Freehold

Council tax band - F

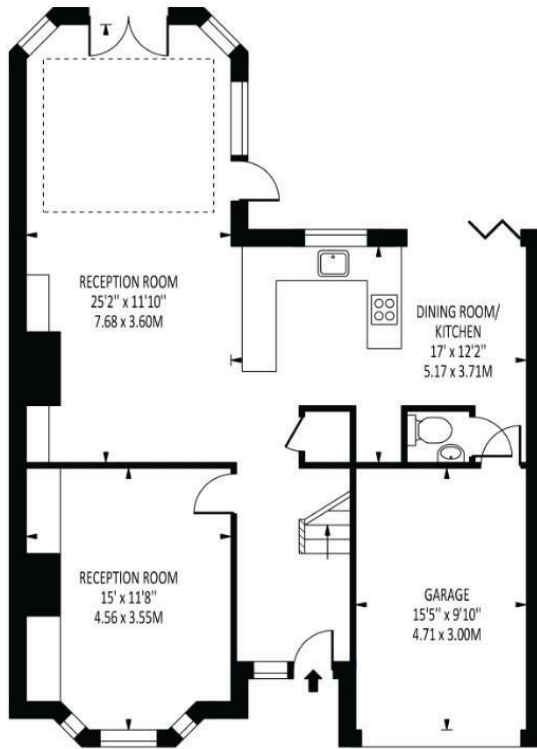




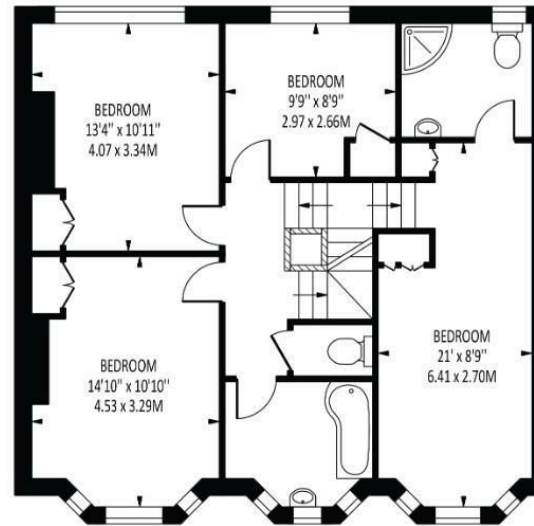
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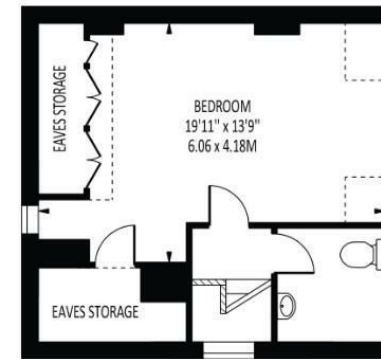
Total Area: 2067 SQ FT • 192.05 SQ M
(Including Eaves Storage, Restricted Height Area & Garage)
Garage Area : 152 SQ FT • 14.13 SQ M
Eaves Storage, Restricted Height Area : 100 SQ FT • 9.29 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
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.

