



Worcester Park Road, Worcester Park

The **PERSONAL** Agent



# Price Guide £575,000

## Freehold

- Bay Fronted Semi Detached Family Home
- Private Driveway and Detached Garage
- Entrance Hallway
- Separate Lounge
- Dining/Family Room
- Fully Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Well Established Level Rear Garden with Summer House
- Close to Auriol Park and School and Tolworth Station

A three bedroom semi detached house with driveway, detached garage and well established level rear garden, situated in a sought after residential area close to Auriol Park and School offering further potential for extension STPP.

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

Although the property is in need of some cosmetic updating, 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 and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments.

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

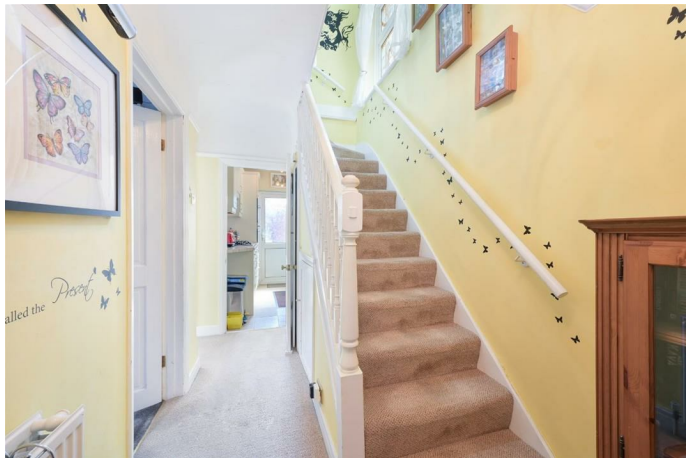
The level and secluded rear garden offer a peaceful retreat, and there is the benefit of detached summer house perfect for relaxing or entertaining outdoors

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

The property is situated in one of the more leafy parts of Worcester Park, with ample parkland and sports facilities nearby, whilst within walking distance are Tolworth railway stations and multiple bus routes. The nearby A3 provides direct road access to central London as well as links to the M25.

Tenure: Freehold  
Council Tax: Currently Band 'E'









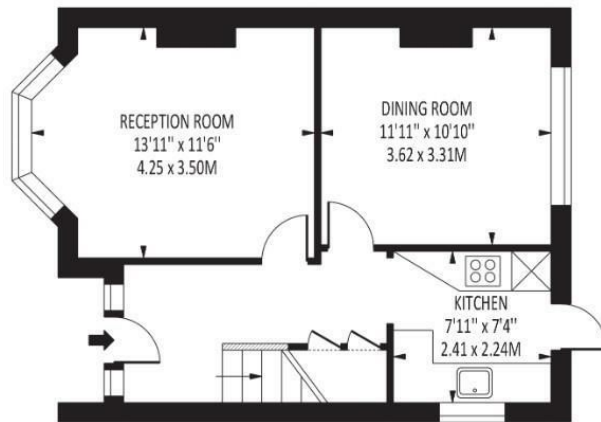
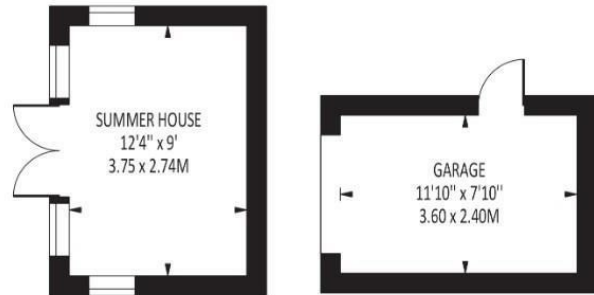


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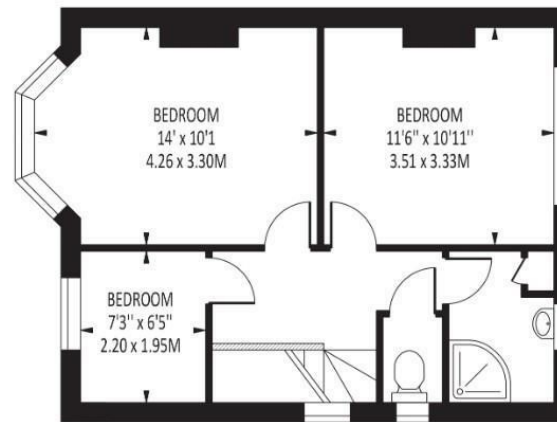


## Worcester Park Road

Total Area: 1098 SQ FT • 102.01 SQ M  
(Including Garage & Summer House)  
Garage Area : 93 SQ FT • 8.64 SQ M  
Summer House Area : 111 SQ FT • 10.28 SQ M



GROUND FLOOR



FIRST 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>		<b>84</b>
(81-91) <b>B</b>		
(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		
	<b>60</b>	
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.



