



Salisbury Road, Worcester Park

The **PERSONAL** Agent



# Offers Over £675,000

## Freehold

- Charming Detached Bungalow in Desirable Road
- Enclosed Entrance Porch and Hallway
- Living Room With Views Over Garden
- Separate Dining/Family Room
- Fully Fitted Kitchen and D/s Bathroom
- Two Ground Floor Bedrooms
- Bedroom Three/Loft Room with Ensuite Cloakroom
- Well Established and Secluded Gardens
- Detached Garage and Private Driveway
- No Onward Chain and Excellent Extension Potential STPP

This charming detached chalet bungalow provides a unique opportunity to create the home of your dreams and the location is superb being situated in one of Worcester Park's finest roads and with the benefit of no onward chain you can be settled into this lovely home by the new year.

Having been well loved by the previous owner for the last 21 years, the property would suit downsizers and professionals alike who are looking to enjoy the convenience of the location and the tranquillity of the local area, and for any families, the catchment for the highly regarded primary schools and Epsom & Ewell High School.

With its enviable position and impressive plot size this home offers huge potential and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.



You approach the home via a private driveway providing ample off road parking and there is secure gated side access leading to a generously sized rear garden and a useful detached garage.

Inside the property feels warm and inviting and in its current configuration offers two double bedrooms to the ground floor and to the rear is a cosy living room and a formal dining room with direct access on to the rear garden.

The kitchen is fitted with a range of floor and wall mounted shaker style units providing plenty of storage space for your culinary needs and the bathroom is fitted with a three piece suite.

Upstairs the loft space has been converted into a bedroom with skylight windows, ensuite cloakroom and access to ample eaves storage space.

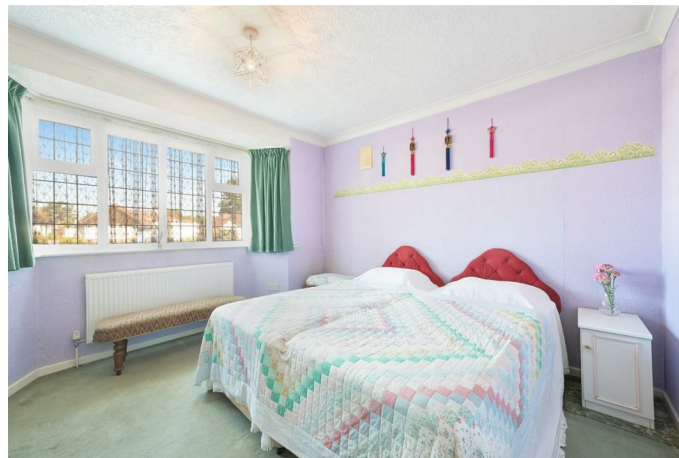
Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

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 - F











The **PERSONAL** Agent

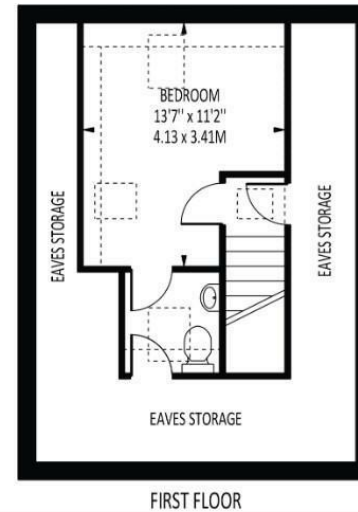
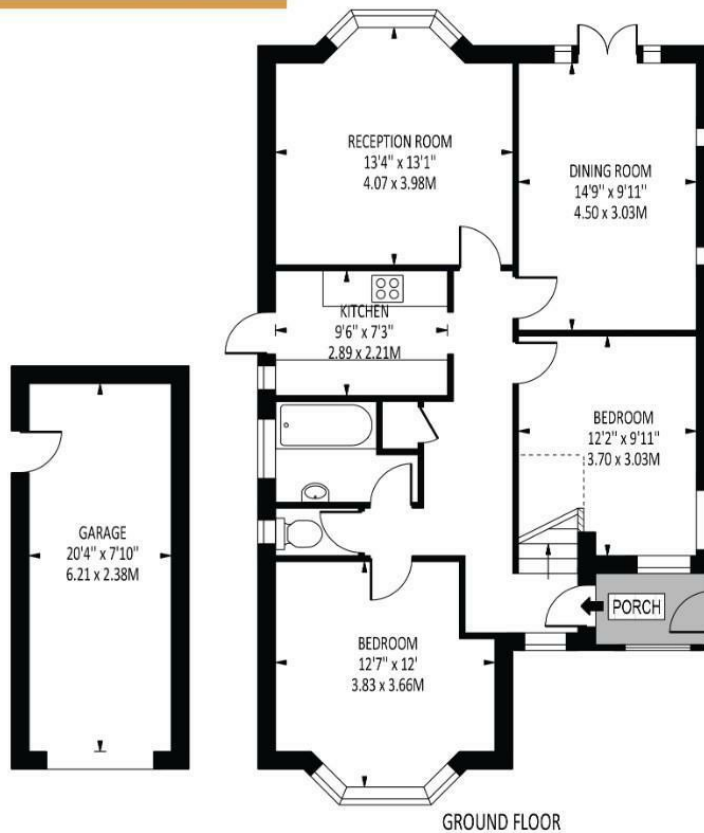


## Salisbury Road

Total Area: 1398 SQ FT • 129.92 SQ M

(Including Garage)

Garage Area : 159 SQ FT • 14.78 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) <b>A</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		
	60	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

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.



