



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- Stylish Arctitech Designed House
- Private Driveway and Detached Garage
- Entrance Hall, D/s Cloakroom and Separate Utility Room
- Separate Lounge With Feature Panel Wall
- Stunning German Made Kitchen/Dining/Family Room
- Floor to Ceiling Aluminum Sliding Doors to Garden
- Three First Floor Bedrooms and Family Bathroom
- Master Suite ,Juliet Balcony, Dressing Area & En suite
- Landscaped Level Rear Garden
- Fully Rewired and New 'Eco' Friendly Heating System

The Personal Agent are proud to present this skilfully extended and beautifully designed family home, 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 maximises natural light and provides enviable 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 specifically designed to maximise natural light in every corner of the house, laid out over three floors perfect for buyers looking for longevity within a home.

Parking is a breeze with both a private driveway to the front with parking for two large vehicles and a detached garage/workshop to the rear.

The electrics have been fully rewired with a new consumer unit and a brand new gas central heating boiler system installed.

The bright and airy entrance hall sets the tone of what's to come and from



here you have access to a nicely proportioned living room with a feature wood panel wall and a large bay window to front aspect. The best is yet to come to what is definitely the heart of this home, the stunning kitchen/dining/family room.

This area of the home measures an impressive 20'3"x 16'9" with floor to ceiling aluminum independent sliding doors opening onto the secluded landscaped rear garden. A large lantern window floods the space with natural light and defined dining area, family room and bespoke German made kitchen fitted with high end appliances and a large central island that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the thoughtful addition of a separate utility room and a handy downstairs cloakroom.

On the first floor are three nicely proportioned bedrooms, a modern family bathroom and the loft has been skilfully converted to provide a jaw dropping master suite complete with floor to ceiling windows and a glass balustrade juliet style balcony with panoramic views over the rear garden. A separate walking wardrobe with ample hanging space and eaves storage and the stylish ensuite shower room which is to die for and provides a tranquil space for rest and rejuvenation.

Outside, the property also shines with a great sized level rear garden that enjoys brilliant privacy, with a mature apple tree and rear access to a detached garage/workshop which is ready for conversion to a home office.

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



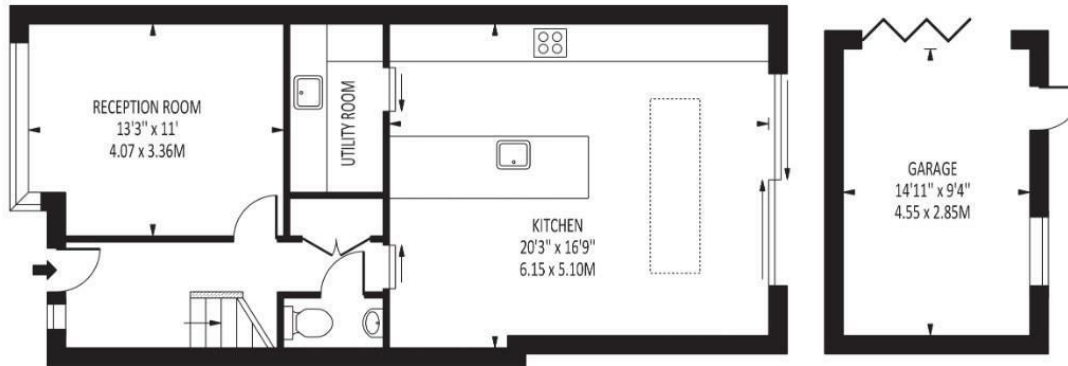
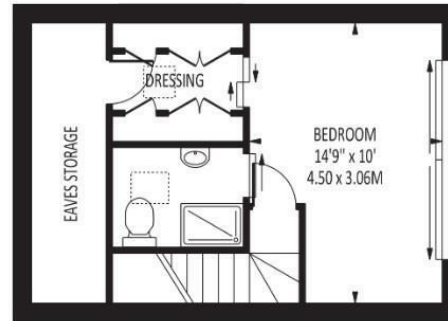
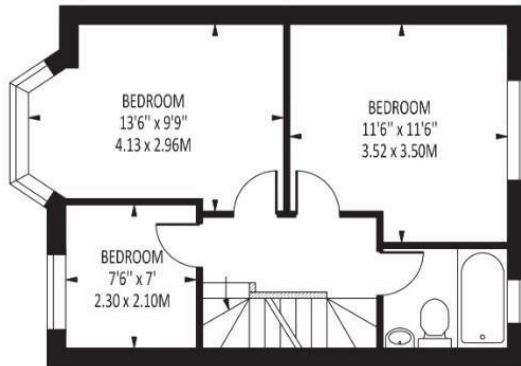


The **PERSONAL** Agent



Ardrossan Gardens

Total Area: 1507 SQ FT • 140.01 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 58 SQ FT • 5.40 SQ M
Garage Area : 140 SQ FT • 12.97 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		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

