

The PERSONAL Agent

Auriol Park Road, Worcester Park

Guide Price £700,000

Auriol Road, Worcester Park

- Detached family home
- Offered to the market 'Chain Free'
- Four well proportioned bedrooms
- Bright and spacious kitchen dining room
- Two separate reception rooms
- Additional separate home office
- Family bathroom and private en suite to master bedroom
- Private and landscaped rear garden
- Detached garage along with off street parking to the front of this entrance
- Viewing by appointment only

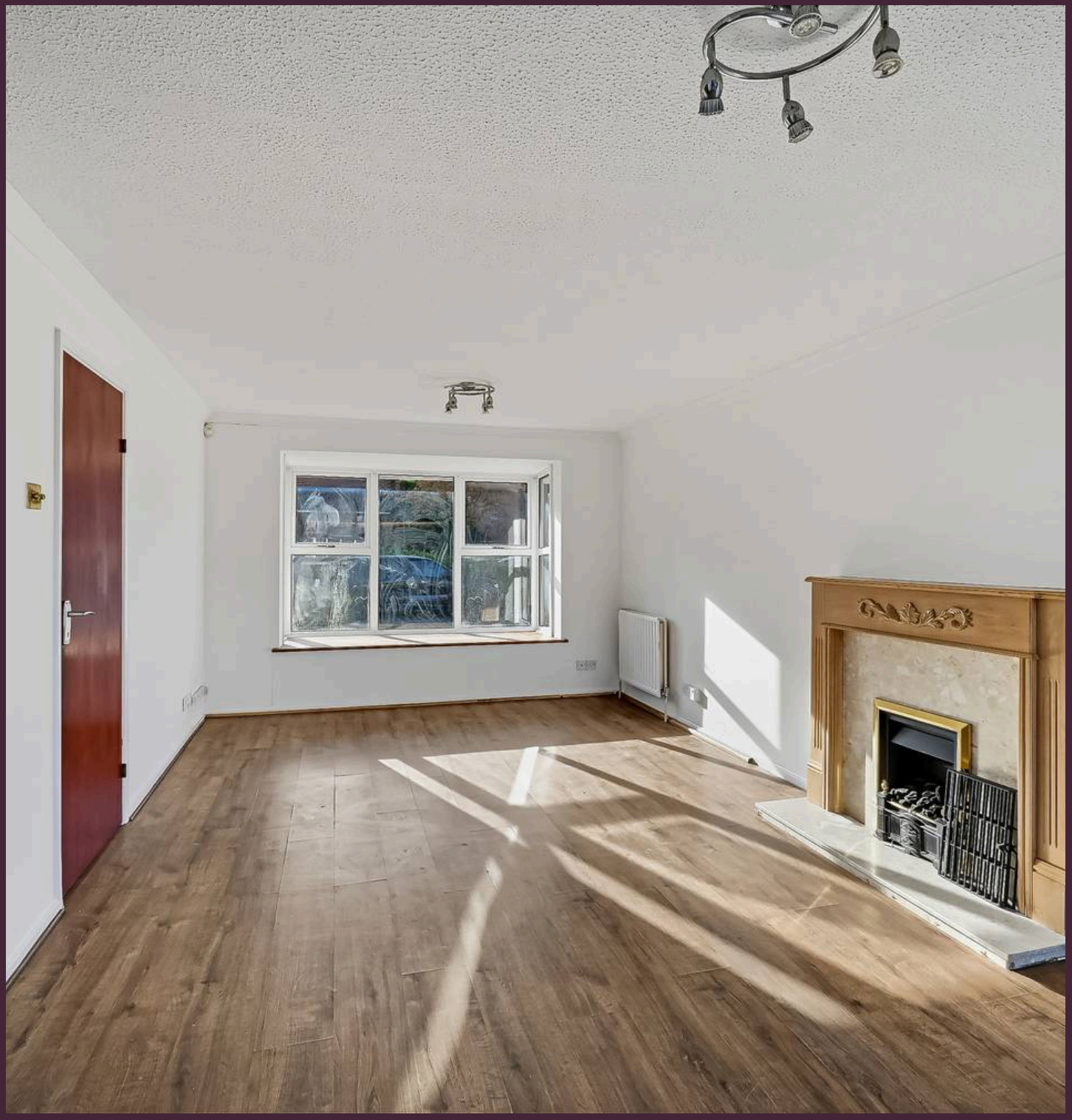
The Personal Agent is delighted to present to the market this well-presented, four-bedroom detached family home, offered to the market chain free and providing approximately 1,250 sq ft of internal accommodation, together with a separate garage.











Description

The ground floor features a welcoming reception room, a spacious open-plan dining and living area, a fitted kitchen and a separate study, ideal for those working from home. The layout offers excellent flexibility for modern family living, with plenty of space for both relaxing and entertaining. Upstairs, the property boasts four well-proportioned bedrooms, complemented by a family bathroom and additional shower room, providing practical accommodation for growing families and visiting guests alike. Outside, the property benefits from a separate garage, offering useful additional storage or potential for a variety of uses. Presented in good condition throughout and available with no onward chain, this attractive detached home offers an excellent opportunity for buyers looking for a straightforward purchase with versatile living space. Early viewing is highly recommended to fully appreciate all that this property has to offer.



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.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E








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Total Area: 1250 SQ FT • 116.09 SQ M
(Including Garage)
Garage Area : 287 SQ FT • 26.68 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 inpspection, 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.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/