



Colborne Way, Worcester Park

The **PERSONAL** Agent



# Guide Price £650,000

## Freehold

- Bright and Spacious Semi Detached House
- Highly Regarded Residential Road
- Private Driveway and Integral Garage
- Welcoming Reception Hallway
- Two Large Interconnecting Receptions Rooms
- Fully Fitted Kitchen/Breakfast Room
- Three Well Proportioned Bedrooms
- Generous Family Bathroom
- Well Established Level Rear Garden With Summer House
- No Onward Chain

This beautifully appointed semi detached house is incredibly bright and spacious with generous room sizes and three well proportioned bedrooms. A particular feature is the well maintained level rear garden with a detached summer house and the location is superb being situated in a highly regarded residential area close to the vibrant Worcester Park High Street and Station with fast service to London Waterloo in less than 30 minutes.

This elegant home is also offered with the advantage of no onward chain and can be viewed immediately by the vendor sole agents.

As you step into the generous entrance hall the high quality of finish is immediately apparent as is the well thought-out blend of versatile accommodation. The impressive lounge is the perfect space for entertaining and flows effortlessly into a dining area and floor to ceiling sliding patio doors open to a Southerly facing rear garden flooding the room with natural light.



The tasteful kitchen has been meticulously designed offering a wide range of appliances some of which include eye level double oven, perfect for spending time with the family and chatting to guests.

On the first floor are three double bedrooms which are serviced by a modern family bathroom.

Outside The Southerly facing rear garden enjoys an excellent degree of privacy and is fully enclosed with a lockable side gate and a large terrace seating area which is great for al-fresco dining and entertaining. The rest of the garden is laid mainly to lawn with well stocked flowerbeds and a useful summer house is located next to a extra plot of land which includes a useful potting shed and two green houses, a space that will that will appeal to keen gardeners and allowing plenty of space to build a home office/studio.

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 and is in close proximity of local schools and local shops, post office and coffee shops, hairdressers, child and dog friendly recreational area.

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 - E









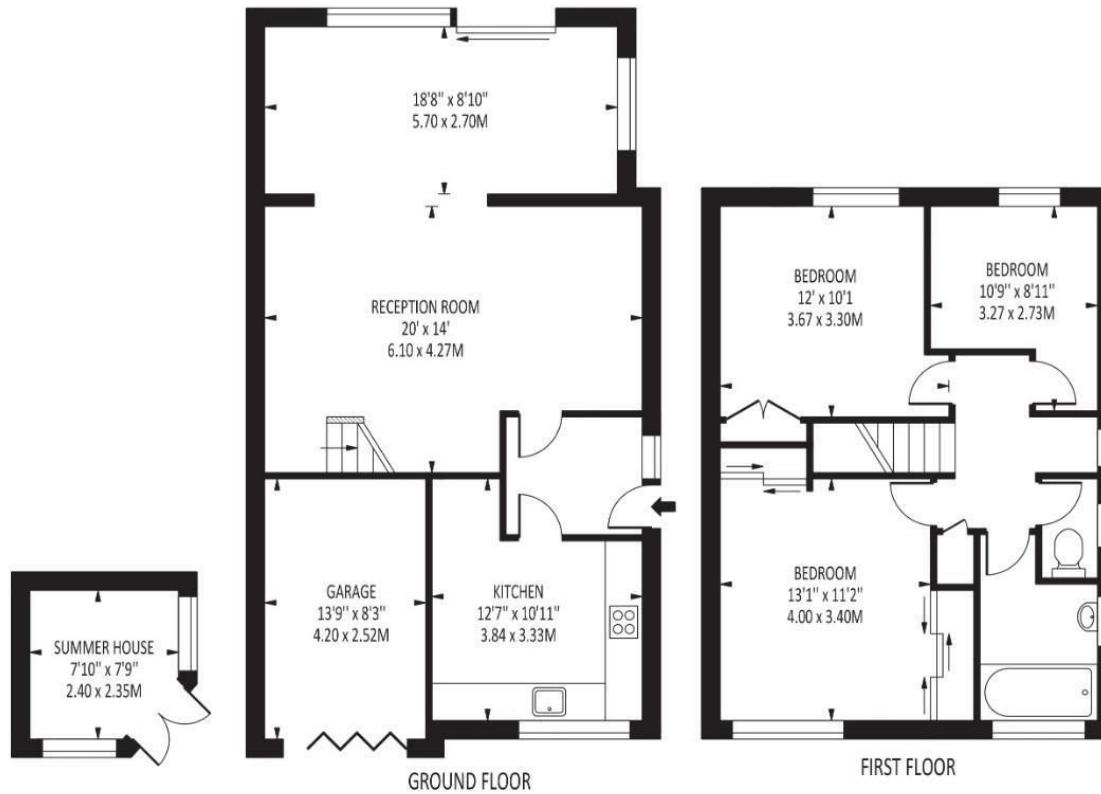


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## Colborne Way

Total Area: 1333 SQ FT • 123.88 SQ M  
(Including Garage & Summer House)  
Garage Area : 114 SQ FT • 10.58 SQ M  
Summer House Area : 57 SQ FT • 5.31 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                                 |         | 83                      |
| (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 |

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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.



