Fairford Gardens, Worcester Park, Surrey, KT4 7BJ

- Three Bedroom Extended End Of Terrace House
- NO CHAIN!!!
- Private West Facing Rear Garden
- Scope To Create Open Plan Living Space
- Garage & Driveway for 2 Cars!
- Potential To Extend Into Loft Space
- Desirable Location
- EPC to Follow

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Guide Price £560,000

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DESCRIPTION

Fairford Gardens, Worcester Park **Guide Price £560,000 - £590,000 **

Set within the popular Fairford Gardens, this extended three-bedroom end-of-terrace home offers generous accommodation, a private West facing rear garden and a substantial garage, while giving its next owner the opportunity to modernise and create a home very much to their own taste.

Already extended to the rear, the ground floor provides far more space than you might expect. The current layout includes a generous front reception room, separate sitting room, dining area and kitchen, but it is easy to see the potential here. Subject to the usual consents, the rear of the house could be opened up considerably to create a large open-plan kitchen, dining and family space – the kind of layout that works perfectly for modern family life and entertaining.

For buyers with vision, this is where the real appeal lies. Rather than paying a premium for somebody else's choices, Fairford Gardens offers the chance to redesign, modernise and finish the property exactly as you want it. Upstairs are three bedrooms and a family bathroom, with two particularly good-sized bedrooms and a useful third room that would work equally well as a child's bedroom, nursery or home office. Outside, the property benefits from a private rear garden together with a substantial detached garage/shed measuring approximately 24ft x 15ft, providing excellent storage, workshop space or further potential depending on requirements and any necessary permissions.

The property does require updating in places, but the fundamentals are already here: good proportions, an extended footprint, useful outside space and a highly adaptable layout. Fairford Gardens is well positioned for Worcester Park and Stoneleigh stations, providing direct services into London Waterloo, as well as convenient access to local shops, parks and well-regarded schools. including Cuddington Community Primary, Auriol Junior and Richard Challoner

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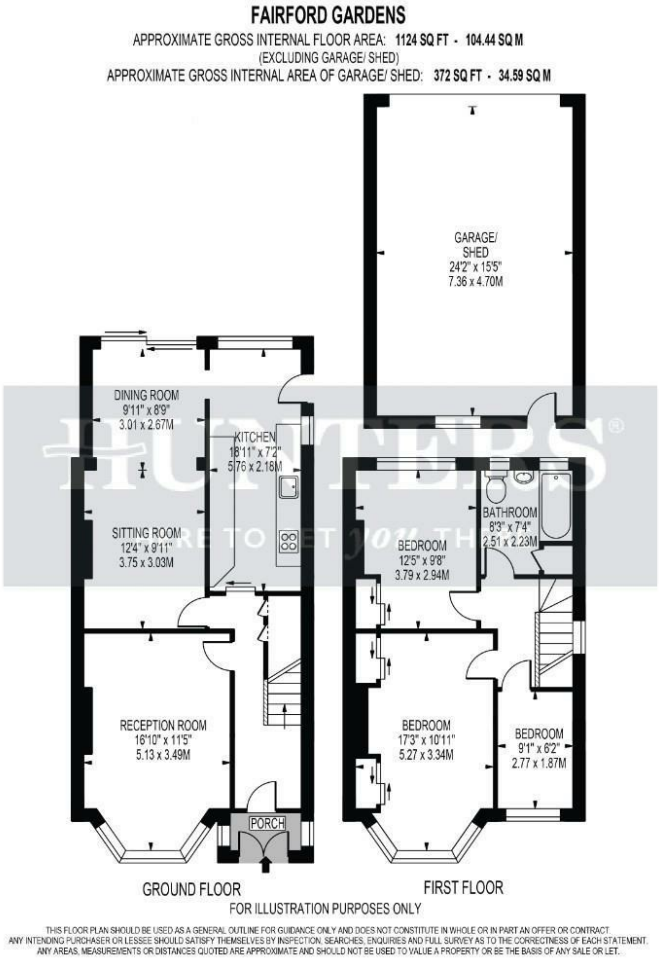


Viewings

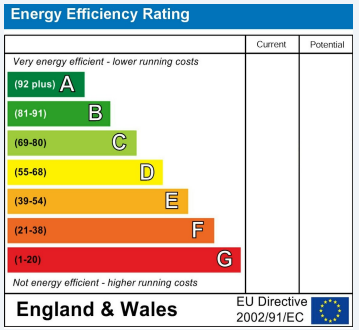
Please contact worcesterpark@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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