



Burnham Drive, Worcester Park

The **PERSONAL** Agent



# Guide Price £750,000

## Freehold

- 20ft Lounge
- 19ft x 19ft L Shaped Modern Kitchen/Dining Room
- Ground Floor Cloakroom
- Four Bedrooms - Principal with Ensuite Shower Room
- Modern Family Bathroom
- Double Glazing & Gas Central Heating
- 28ft Integral Garage
- Storage Room
- Own Driveway Providing Off Street Parking
- 100ft Rear Garden

The Personal Agent are delighted to present this extended and modernised substantial four bedroom detached family home, offering almost 1,900 sq ft of versatile accommodation, including a large garage and additional leisure facilities. Perfectly suited to growing families, the property combines generous living areas with practical spaces and plenty of potential and is ideally situated on one of Worcester Park's most desirable roads.

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, Worcester Park also offers great access to public transport.

The property is within walking distance of both



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.

The ground floor comprises a bright and spacious lounge with a charming bay window, and a superb open plan kitchen/dining room measuring over 20ft in length, ideal for entertaining and family life.

From here, there is direct access to the garage, which extends nearly 29ft, offering fantastic storage or conversion opportunities (subject to planning permission). To the rear of the garage is a dedicated leisure space, currently incorporating a jacuzzi room, sauna, and further storage.

Upstairs, the first floor hosts four well proportioned bedrooms. The principal bedroom measures an impressive 15ft, while the additional double and single rooms provide flexibility for family use, a home office, or guest accommodation. A modern family bathroom and an additional shower room complete the floor.

Overall, this property represents a rare opportunity to secure a home with excellent square footage, adaptable space, and unique features in a sought after location.

There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

Tenure - Freehold  
Council tax band - F









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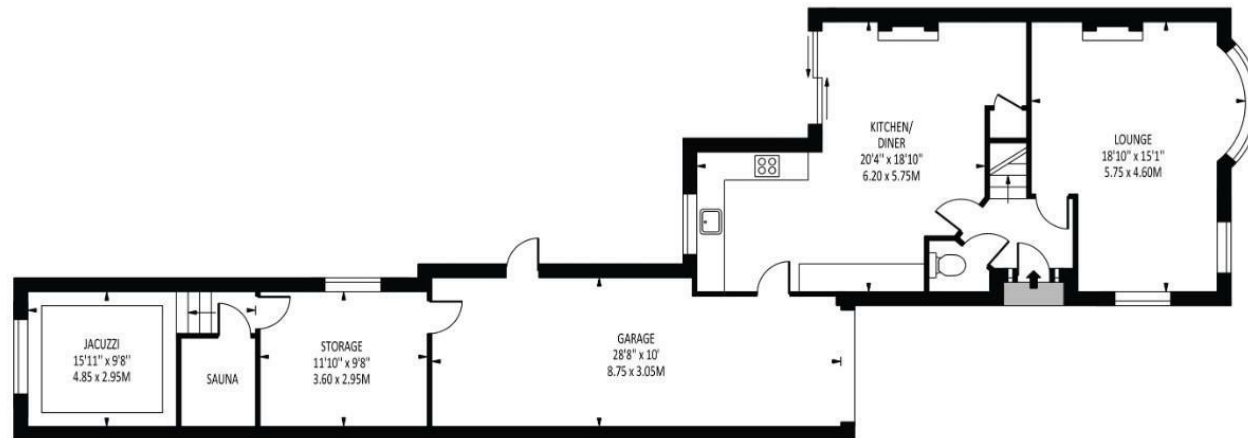
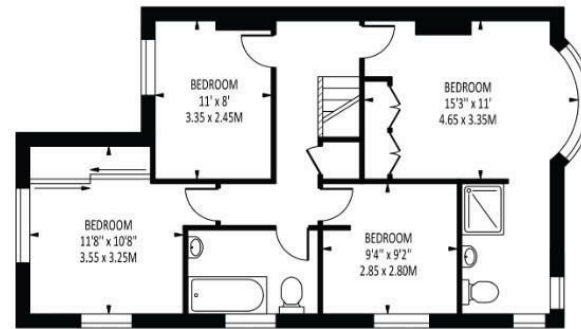


## Burnham Drive

Total Area: 1886 SQ FT • 175.19 SQ M

(Including Garage)

Garage Area : 289 SQ FT • 26.88 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		
	56	77
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.



