



Vale Road, Worcester Park

The **PERSONAL** Agent

Offers Over £625,000

Freehold

- Attractive Bay Fronted Semi Detached House
- Covered Front Entrance and Traditional Entrance Hall
- Separate Living Room With Log Burner
- Modern Kitchen/Dining Room
- Three Well Proportioned Bedrooms
- Modern and Stylish Family Bathroom
- Double Glazing and Gas Central Heating
- Well Established and Secluded Level Rear Garden
- Private Block Paved Driveway
- Sought After Road Area Close to Good Schools and Local Shops

The Personal Agent are pleased to present this well presented three bedroom bay fronted semi detached family home, with a well established and secluded level rear garden and a private driveway, situated close to the highly rated Auriol and Mead infant schools and within walking distance of Worcester Park Station and High Street. NO ONWARD CHAIN.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provides ground floor 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 laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a significant loft conversion and/or a large ground floor rear extension, which many of these homes have undertaken, subject to planning permissions being obtained.



The covered front entrance porch leads to a welcoming entrance hall and separate living room with a wood burning stove which provides a warm and cosy feel, and a large bay window fitted with bespoke blinds which floods the room with natural light, helping to create a fantastic first impression. Next is definitely the heart of this home, the kitchen/dining room with doors linking to the rear garden, providing the perfect space to cook and socialise with friends and spend time with the family.

Upstairs there are three nicely proportioned bedrooms all with matching double glazed windows and a spacious modern family bathroom complete with a large walk-in shower, a double ended bath and a stylish floating sink with vanity storage beneath, a peaceful retreat for rest and rejuvenation.

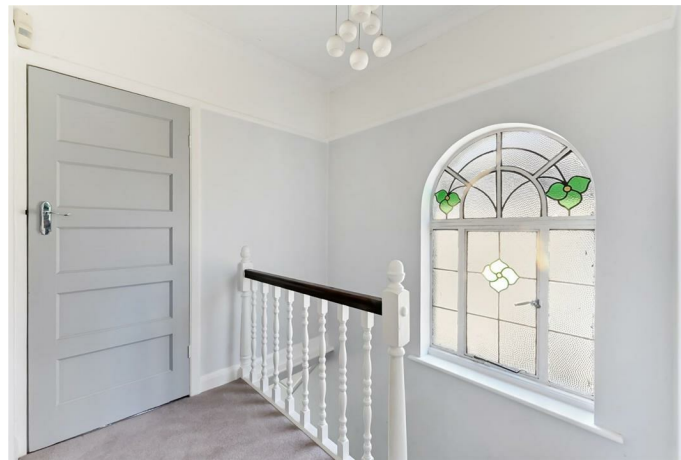
Outside, the property also shines with a great sized easterly facing rear garden which provides a good amount of space for the kids to let off steam with a handy storage shed to rear and a driveway to the front with parking for two vehicles.

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.

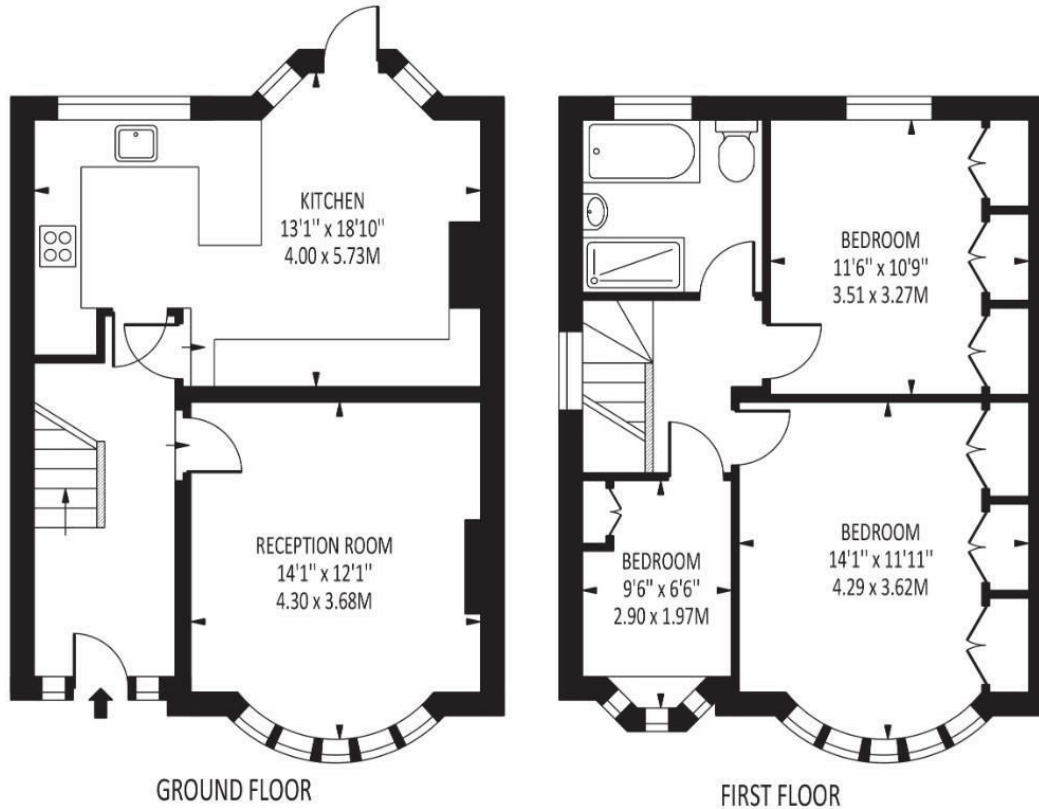
The property is within walking distance of Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

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

Tenure: Freehold
Council tax band - E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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.

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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



The **PERSONAL** Agent

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.

