



The **PERSONAL** Agent

113 Kingshill Avenue, Worcester Park
£500,000

Worcester Park

- Family bathroom
- Potential to extend stpp
- Separate fitted kitchen
- Private and landscaped rear garden
- Spacious 19ft living/dining room
- Viewing by appointment only
- Three well proportioned bedrooms
- Detached garage
- Popular residential location
- Ideal first time purchase or family home

The Personal Agent are delighted to present to the market this beautifully presented three bedroom terraced family home, offering a private and landscaped rear garden all whilst being situated on a quiet and highly sought after residential road, popular with families.





Description

Situated in a popular residential location, this well proportioned three bedroom home offers bright and practical accommodation, making it an ideal purchase for first time buyers, growing families or those looking to downsize. The ground floor comprises a welcoming entrance hall with stairs rising to the first floor, a fitted kitchen positioned to the rear of the property, and a spacious dual purpose living/dining room extending over 19ft in length. The living space provides ample room for both relaxing and entertaining, with a large bay window allowing plenty of natural light to flood the room. Upstairs, the property offers three bedrooms, including a generous principal bedroom to the front of the house, a further comfortable double bedroom and a well proportioned single bedroom, which would also make an ideal nursery or home office. The accommodation is completed by a family bathroom.



Worcester Park offers a larger 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 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 freehold property ideal for commuters.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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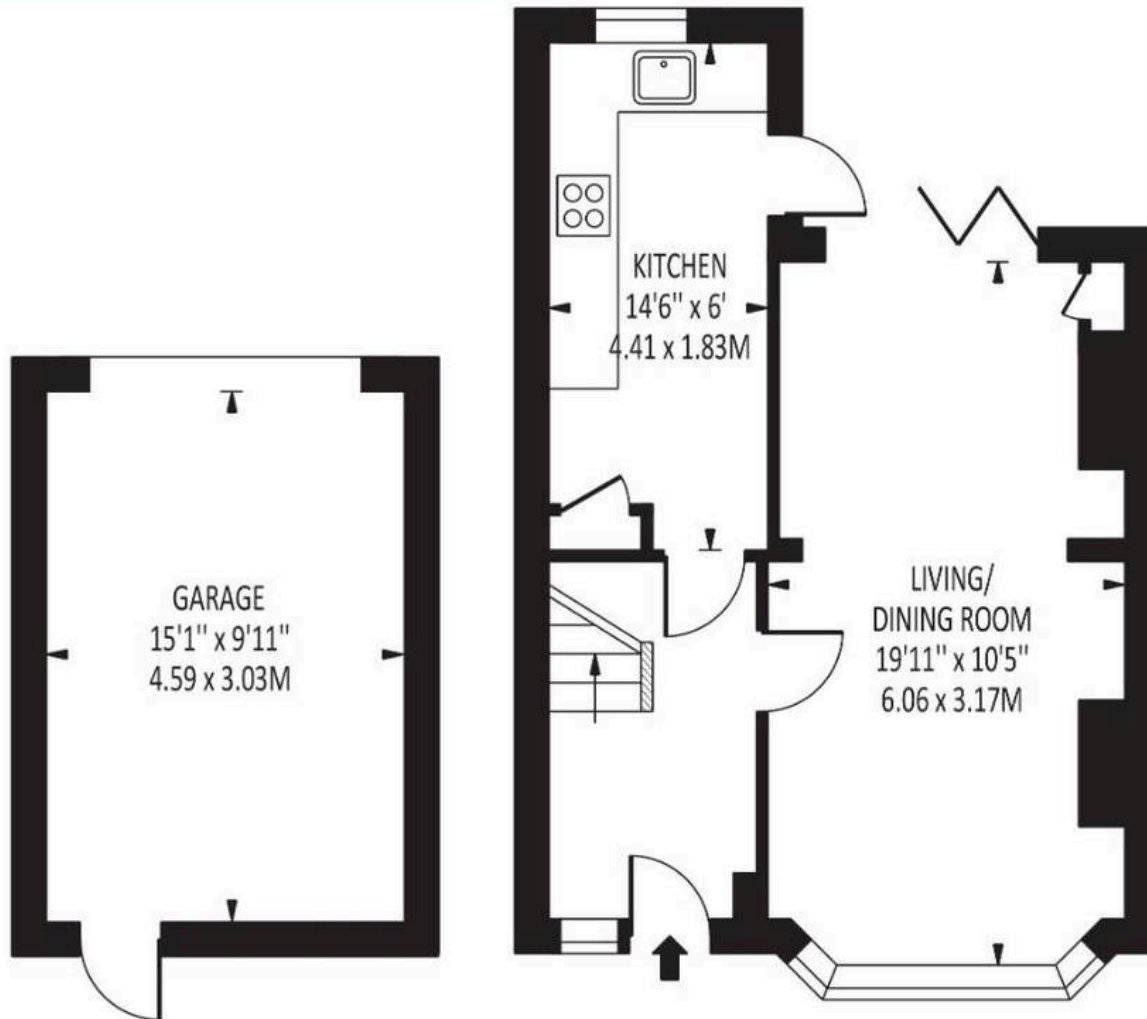


Kingshill Avenue

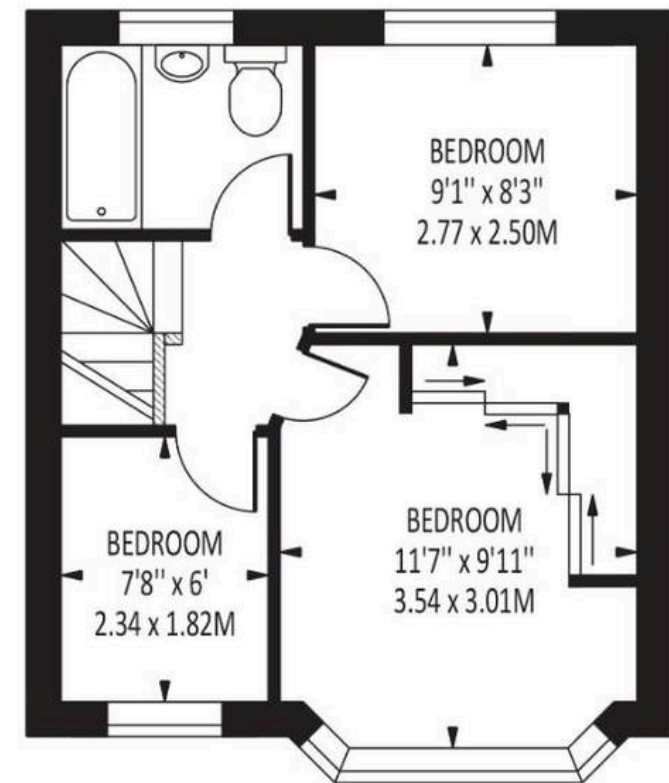
Total Area: 824 SQ FT • 76.55 SQ M

(Including Garage)

Garage Area : 150 SQ FT • 13.91 SQ M



GROUND FLOOR



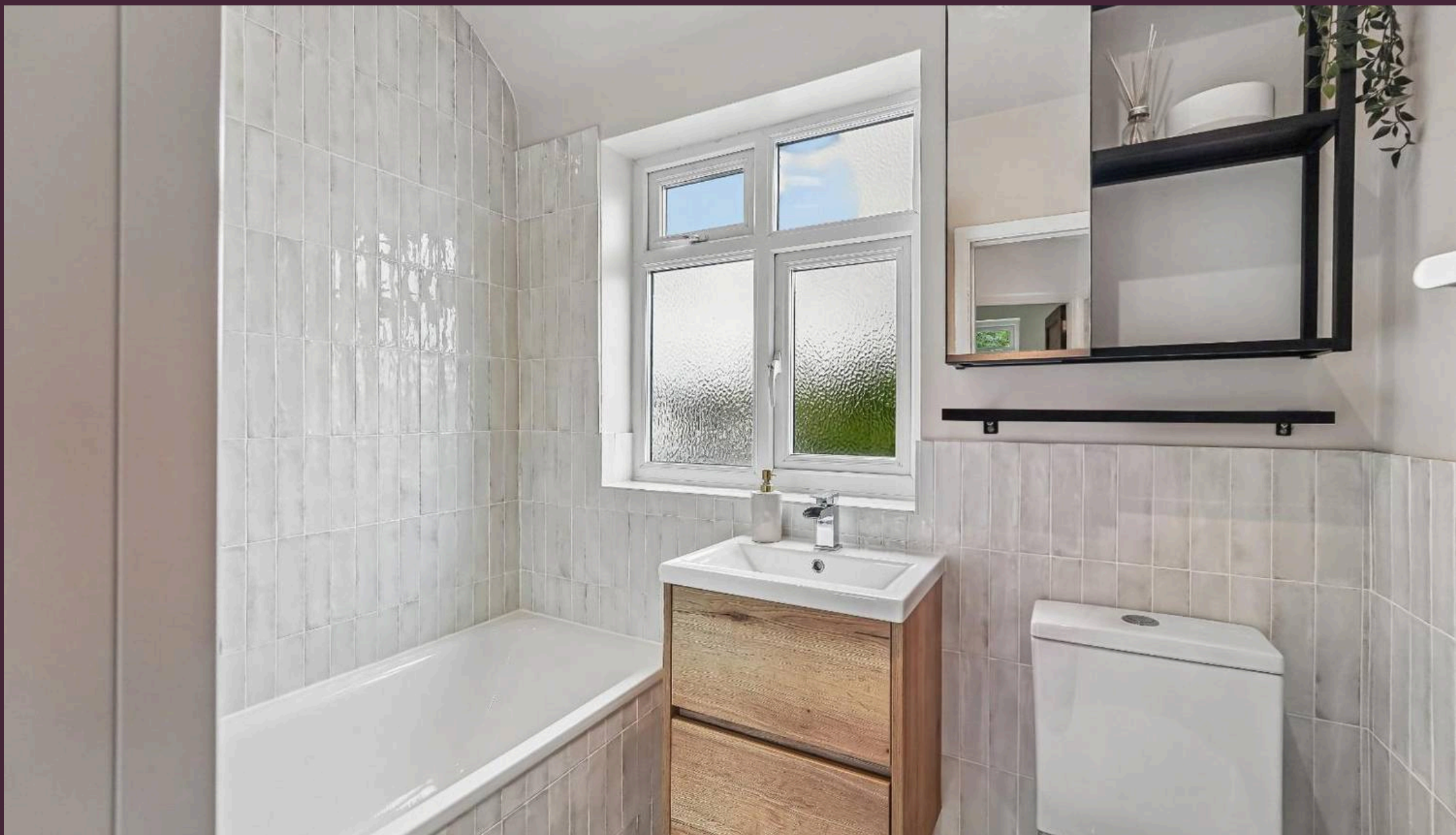
FIRST FLOOR

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.



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