



Salisbury Road, Worcester Park

The **PERSONAL** Agent

# Guide Price £650,000

## Freehold

- Detached Bungalow In Need Of Modernisation
- Ample Driveway and Detached Garage
- Spacious Entrance Hall
- Living Room With Feature Fireplace
- Interconnecting Conservatory and Garden Room
- Kitchen/Breakfast Room
- Two/three Bedrooms or Formal Dining Room
- Shower Room
- Well Established Level Rear Garden
- No Onward Chain and Prestigious Location

A larger than average detached bungalow in need of modernisation and offering further potential for extension STPP situated in prestigious area of Worcester Park and offered to the market with no onward chain. Call today for an immediate viewing.

This charming bungalow is located in a highly regarded road close to local shops and transport links and is only a short distance of Auriol Park and Tolworth and Stoneleigh Stations are less than 1 mile away on foot.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.



The spacious entrance hall provides the ultimate first impression with most ground floor rooms leading from this space. To the front is a double bedrooms which provide flexibility to be used as further reception and two further bedrooms both of which are serviced by a modernised shower room.

To the rear is a bright lounge with french doors opening to an interconnecting conservatory and garden room which lead out to the rear garden beyond.

The kitchen is fitted with a range of floor and wall mounted units with contrasting worktops and a recently installed gas central heating boiler system and a door which leads to the outside.

The level and secluded rear garden is laid mainly to lawn with a large paved terrace seating area and flower beds stocked with plants trees and shrubs and to the rear is large detached summer house and potting shed. To the side is access to a detached garage and a pretty front garden with driveway.

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.

Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally  
Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold  
Council tax band - F

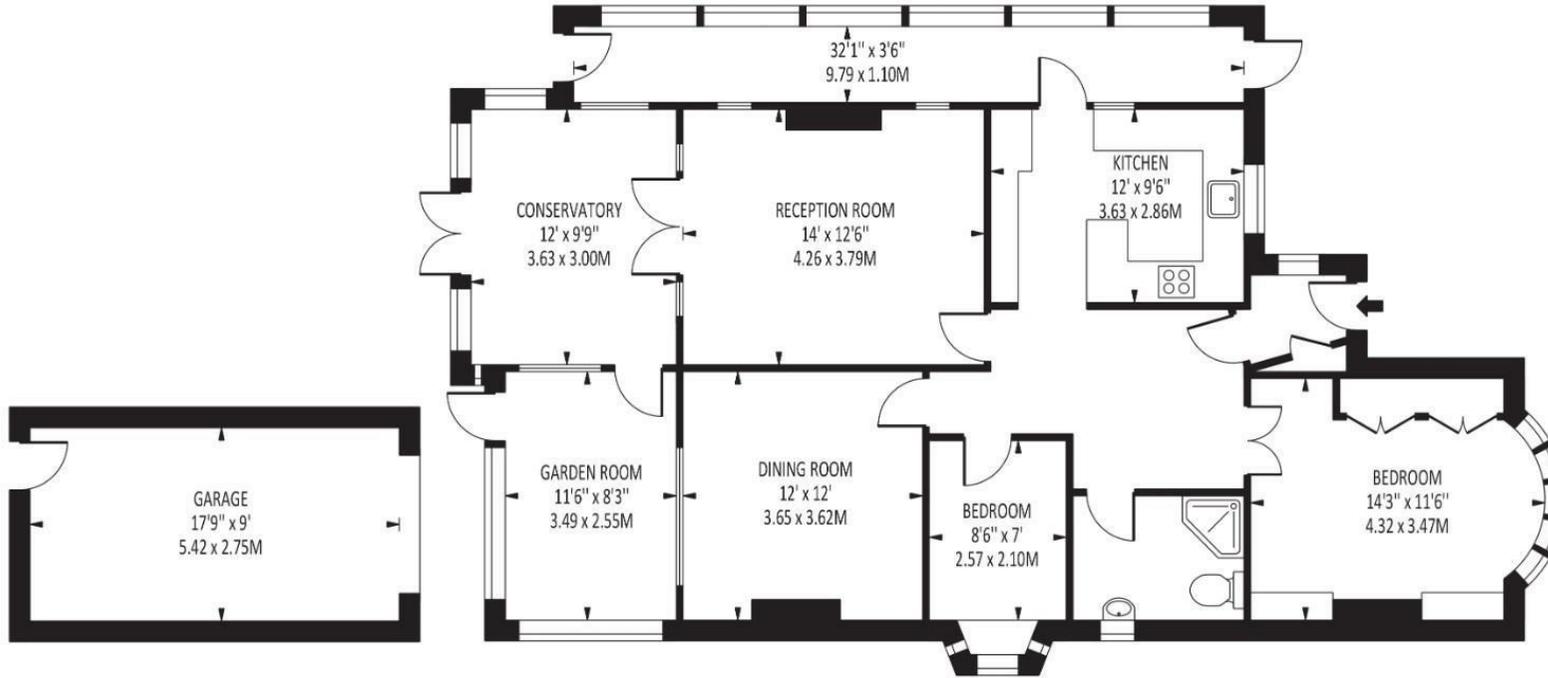






### Salisbury Road

Total Area: 1350 SQ FT • 125.44 SQ M  
(Including Garage)  
Garage Area : 160 SQ FT • 14.91 SQ M



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			
<b>England &amp; Wales</b>		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.

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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.

