



Kingshill Avenue, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £500,000 Freehold

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

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.

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.

Externally, the property benefits from a detached garage, providing excellent storage or secure parking, with additional potential for workshop space if required., as well as a landscaped rear garden to boot.

Offering approximately 674 sq. ft. (62.64sq. m.) of internal accommodation, excluding the garage, this home presents a fantastic opportunity for buyers looking for a well balanced property with scope to personalise and make their own.

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.

Tenure- Freehold
Council tax band- D



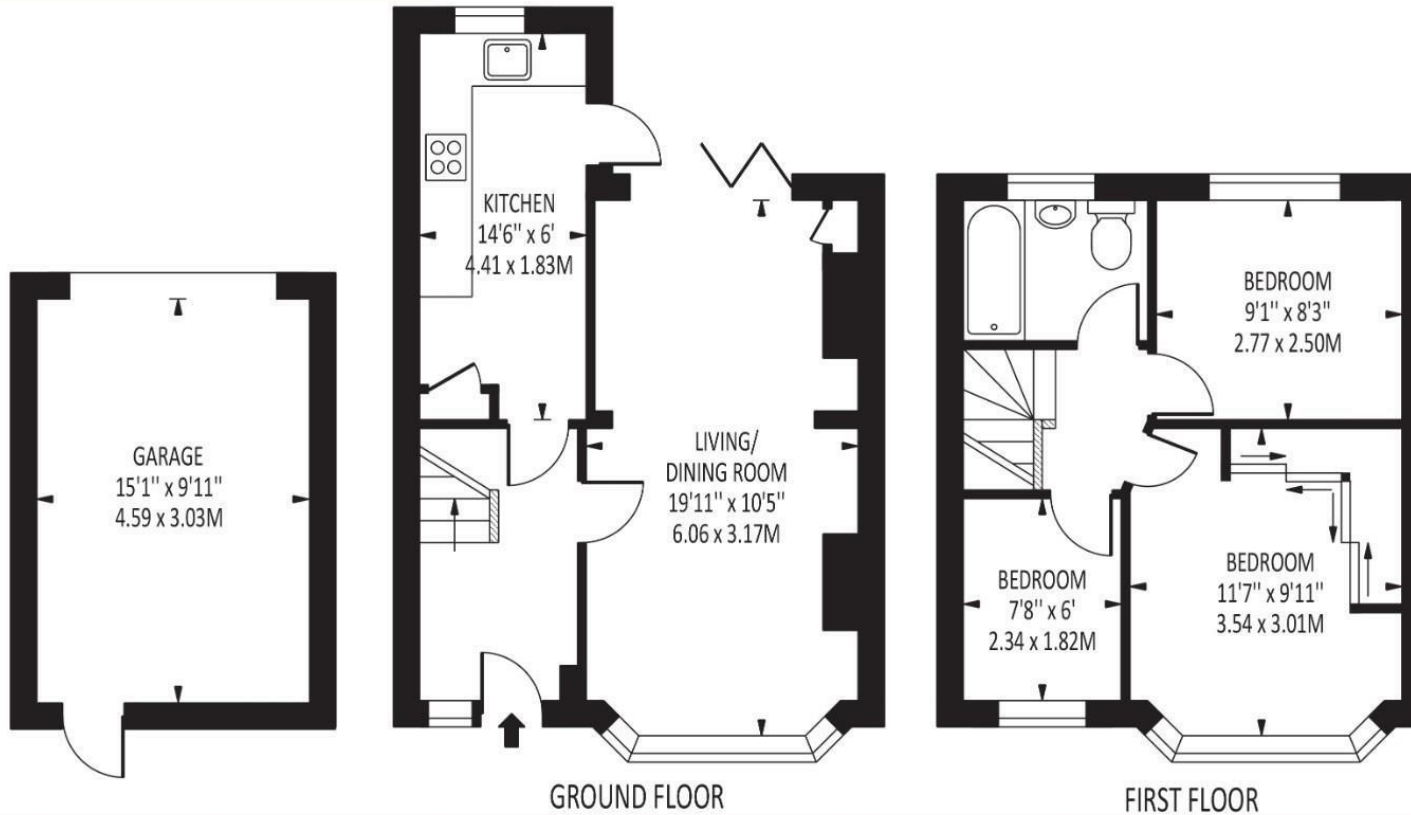


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Kingshill Avenue

Total Area: 824 SQ FT • 76.55 SQ M
(Including Garage)
Garage Area : 150 SQ FT • 13.91 SQ M



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) A		92
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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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.

