



Fairlight Close, Worcester Park

The **PERSONAL** Agent

# Guide Price £600,000

## Freehold

- End of Terrace House in Sought After Location
- Entrance Hallway and Downstairs Cloakroom
- Two Interconnecting Reception Rooms
- Fitted Kitchen With Ample Storage
- Landing With Access to Loft Space
- Three Well Proportioned Bedrooms
- Family Bathroom
- Fully Enclosed Paved Rear Garden
- Garage En Bloc
- No Onward Chain

Located in a quiet cul de sac off one of Worcester Park's most sought after roads, this deceptively spacious three bedroom house is wonderfully bright throughout and features a low maintenance rear garden and garage en bloc and is offered to the market with no onward chain.

You approach the property via a lawned front garden with paved steps leading to a covered front entrance with a useful storage cupboard and front door leading to bright and airy entrance hall, immediately hinting at the home's distinctive retro character. Two well proportioned reception rooms reflect the era in which it was built, offering generous space and a layout that flows naturally creating a fantastic canvas for modernisation to suit your own style and taste. Large windows throughout flood the interior with natural



light, enhancing both the sense of space and the home's design potential.

The kitchen is fully fitted with plenty of storage and worktop space and an original serving hatch to the dining room, while a convenient downstairs WC is located off the hallway.

Upstairs, there are three good sized bedrooms, all served by a family bathroom, with the landing offering access to useful loft storage space, ideal for those considering future improvements or extensions (STPP).

Externally, the rear garden is mainly paved for ease of maintenance and stocked with plants and shrubs, fully enclosed by fencing, with a side gate providing access to the road. A garage en bloc with additional parking is located directly outside.

Offering a rare opportunity to acquire a home with character, space, and excellent scope for enhancement, this property is perfect for buyers looking to create a modern home in a highly desirable location."

Worcester Park offers a bustling town centre with many shops, restaurants and bars, with the convenience of the mainline railway station on its doorstep with regular services to London Waterloo. The A3 is close by giving direct road access to both London and the M25. There are also well regarded schools nearby and the open spaces of Nonsuch Park.

Tenure- Freehold  
Council Tax Band-E

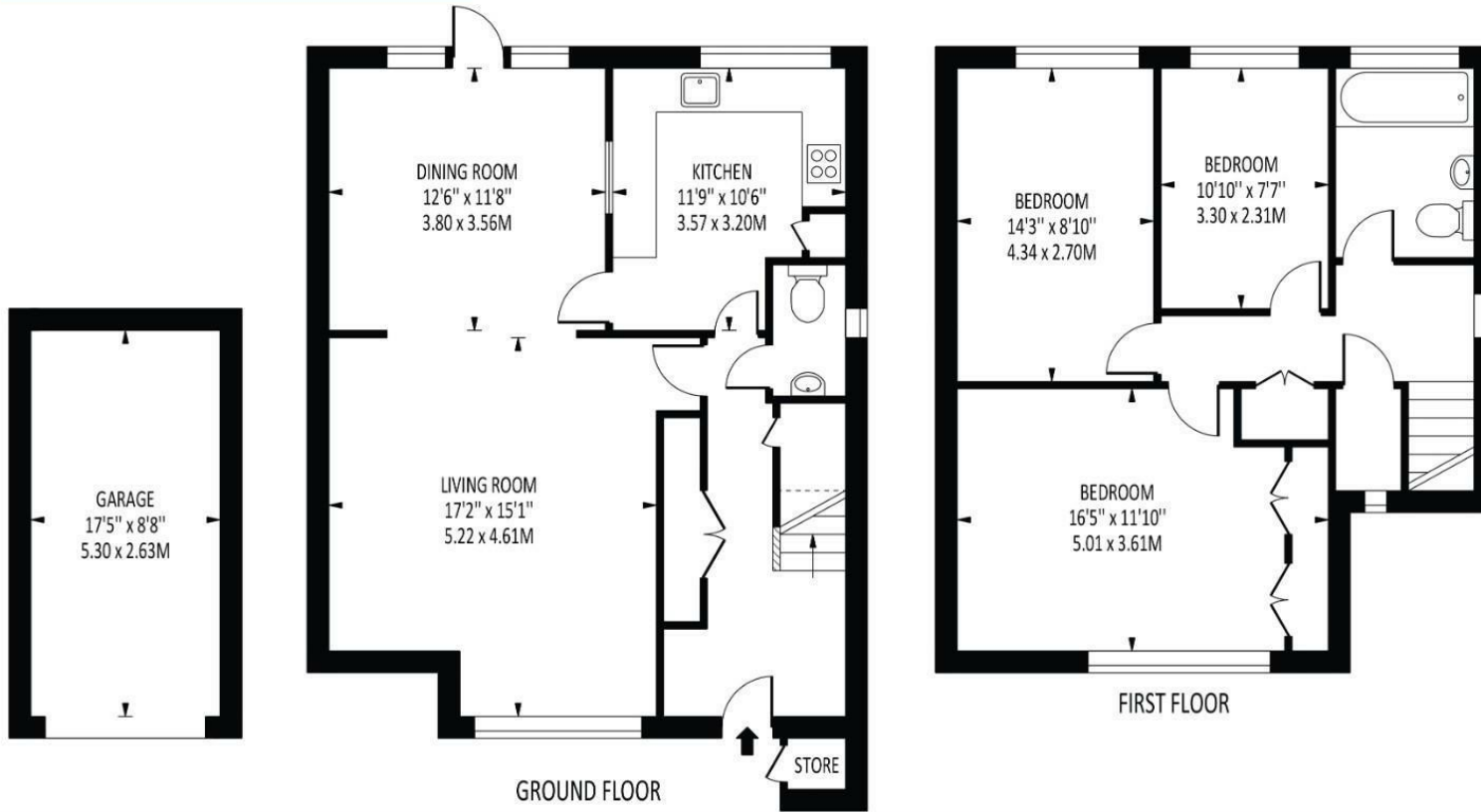






### Fairlight Close

Total Area: 1374 SQ FT • 127.65 SQ M  
 (Including Garage)  
 Garage Area : 147 SQ FT • 13.68 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(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	

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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