



Elmstead Gardens, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £635,000 Freehold

- Stylish 1930's End Of Terrace House
- Private Driveway With Parking For Two Cars
- Traditional Entrance Hall and D/s Cloakroom
- Lounge With Bay Window To Front
- Dining Area
- Family Room
- Modern Fully Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern Shower Room with Underfloor Heating
- Well Established Level Rear Garden

The Personal Agent are proud to present this cleverly extended and beautifully presented family home, featuring the most stunning rear kitchen extension which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable 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, which many of these homes have undertaken, subject to planning permissions being obtained.

The welcoming entrance hall sets the tone of what's to come with tasteful decor and oakwood flooring. From here you have



access to a nicely proportioned living room that is centred around a fireplace and seamlessly links to a formal dining area and a bright and airy family room with double glazed doors opening onto the garden beyond.

The adjoining kitchen is fully fitted with a range of floor and wall mounted units and from a practical viewpoint, this home also delivers with the thoughtful addition of a downstairs cloakroom.

Upstairs there are three nicely proportioned bedrooms and modern shower room with a luxurious feel and a peaceful space for rest and rejuvenation.

Outside, the property also shines with a great sized Easterly facing garden that enjoys brilliant privacy with gated side access as well as summer house/studio and separate storage too.

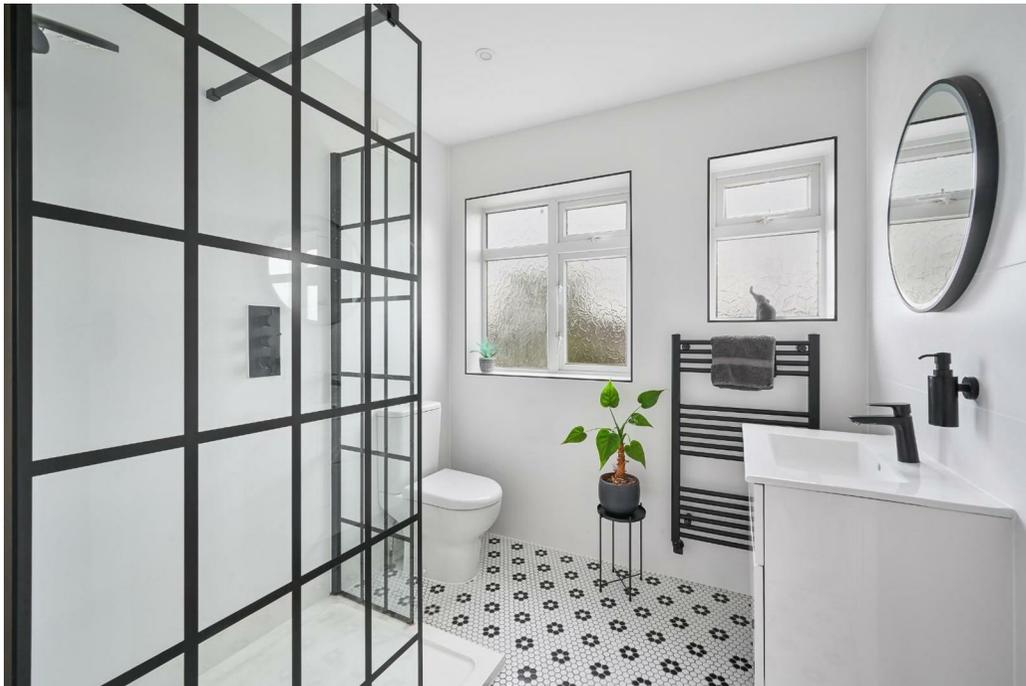
Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive

away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport and there are several Ofsted: Good' schools nearby.

The property is within 10 minutes walking distance of Worcester Park high street and zone 4 mainline rail station with regular services to London in under 30 minutes. Both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold.
Council Tax Band: D

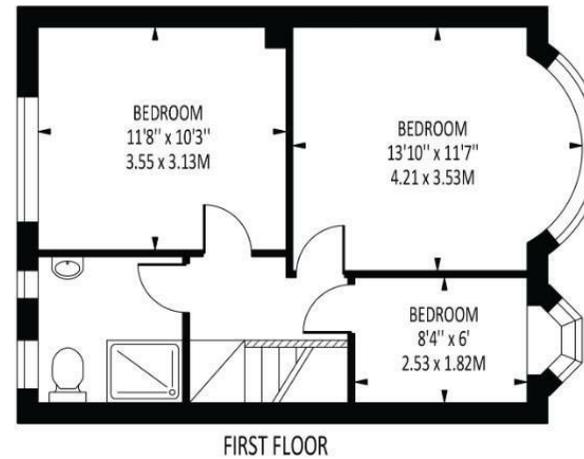
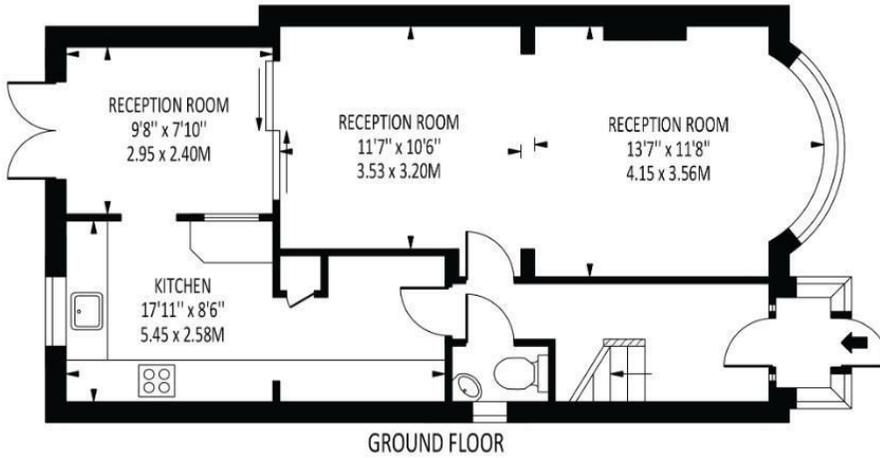




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Elmstead Gardens
Total Area: 1045 SQ FT • 97.09 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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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.

