



Mayfair Avenue, Worcester Park

The **PERSONAL** Agent

£775,000

Freehold

- Elegant Semi Detached Family Home
- Spacious Entrance Hall
- Lounge With Large Bay Window
- Dining/Family Room
- Study/Bedroom Four
- Modern Fully Fitted Kitchen
- Separate Utility Room/Garage
- Family Bathroom
- Three Further Bedrooms and Ensuite Shower Room
- Level Rear Garden, Driveway and Potential For Extension STPP

The Personal Agent are delighted to bring to market this elegant four bedroom semi detached family home located in one of Worcester Park's finest Roads offering excellent extension potential stpp and offered to the market with no onward chain.

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.

Located in an enviable position a short walk of Worcester Park High Street and Railway station, this attractive 1930's home is designed and built in the popular 'chalet style' synonymous with the area and benefits from a brand new retilled roof in 2022.

As you enter the home you are greeted by a spacious entrance



hall and there are three independent reception rooms; a living room with bay window to front, a study/home office which can also be used as a fourth bedroom and a family/dining room, providing a choice of social spaces for the whole family to enjoy

There is a modern and stylish fully fitted kitchen which overlooks the rear garden and an adjoining utility room which has been skillfully converted from the original garage and provides the opportunity to be transformed into annex style living accommodation with its own private front and rear entrance. A handy downstairs bathroom completes the ground floor.

Upstairs there are three generously sized double bedrooms with the master being complemented by an ensuite shower room.

Outside the rear garden has been beautifully maintained and features a large paved terrace which leads to a beautiful level lawn and large wooden timber shed to the side.

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.

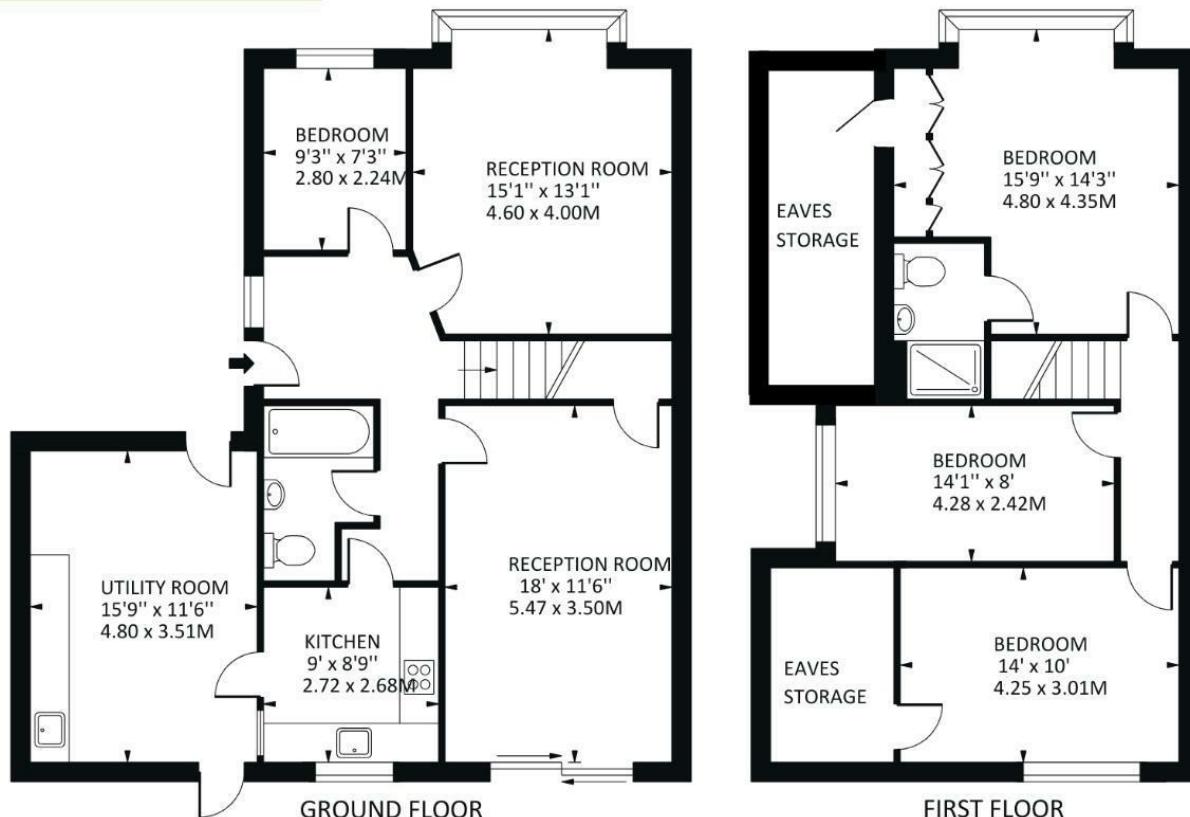
The property is within walking distance of Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

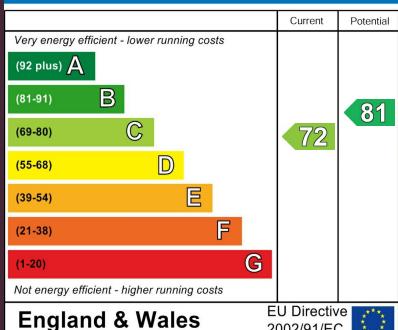
Tenure: Freehold.
Council Tax Band: F







Energy Efficiency Rating



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