



Elmstead Gardens, Worcester Park

The **PERSONAL** Agent



# Price Guide £585,000

## Freehold

- Stylish 1930's Period House
- Private Block Paved Driveway
- Enclosed Entrance Porch and Hallway
- Lounge With Large Bay Window
- Modern Fully Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Well Established South West Facing Garden
- Sought After Residential Area
- Potential To Extend STPP. No Onward Chain

The Personal Agent are proud to present this attractive and beautifully presented three bedroom family home, offering stylish and beautifully appointed accommodation 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 and rear kitchen extension, which many of these homes have undertaken, subject to planning permissions being obtained.

Our vendors are offering the property for sale with no onward



chain, meaning a swifter than usual move could be facilitated.

The enclosed entrance porch and welcoming entrance hall links to the living room which provides a warm, cosy yet spacious feel with a large bay window fitted with venetian blinds, helping to create a fantastic first impression. The rear reception room is a perfect family space or a formal dining room and is located next to what is definitely the heart of this home. The stylish kitchen is fitted with matching range of floor and wall mounted units with a door linking to the rear garden.

Upstairs there are three nicely proportioned bedrooms all with matching double glazed windows, a modern family bathroom and a sizable loft space.

Outside, the property also shines with a great sized south west facing rear garden which provides a good amount of space for the kids to let off steam with handy storage shed to rear and a driveway to the front.

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, Worcester Park also offers great access to public transport. Kingston which offers a more comprehensive range of shopping is just a short drive away.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations 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, making this property ideal for a commuter too.

Tenure - Freehold

Council tax band - D





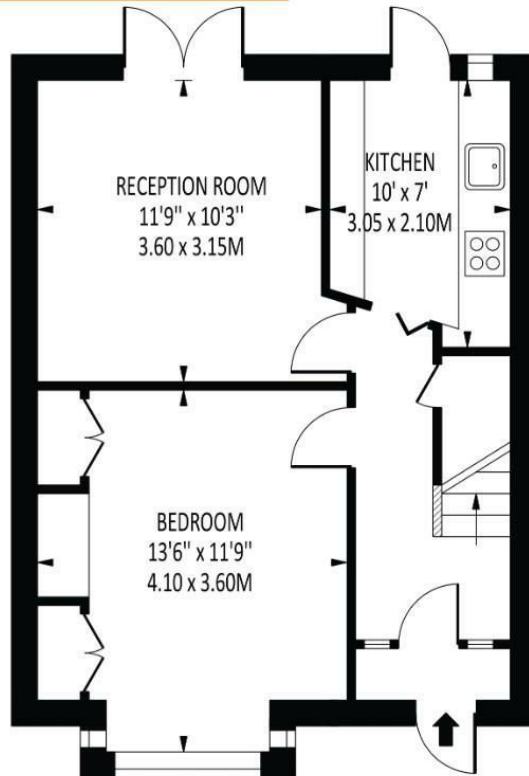




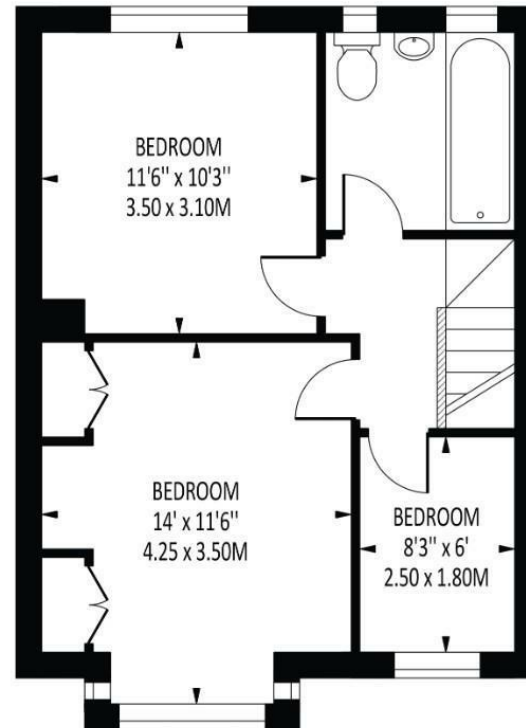
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Elmstead Gardens  
Total Area: 877 SQ FT • 81.48 SQ M



GROUND FLOOR



FIRST FLOOR

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) <b>A</b>		<b>72</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

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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.



