



Elmstead Gardens, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £650,000 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
- Separate Dining Room
- Family Room
- Modern Fully Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern Shower Room
- 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 room 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.

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

Tenure: Freehold.
Council Tax Band: D

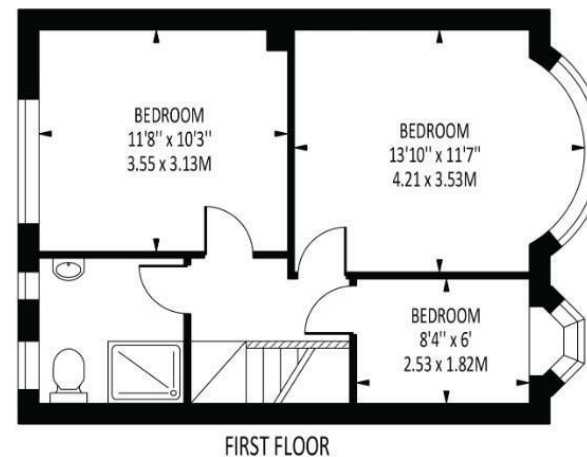
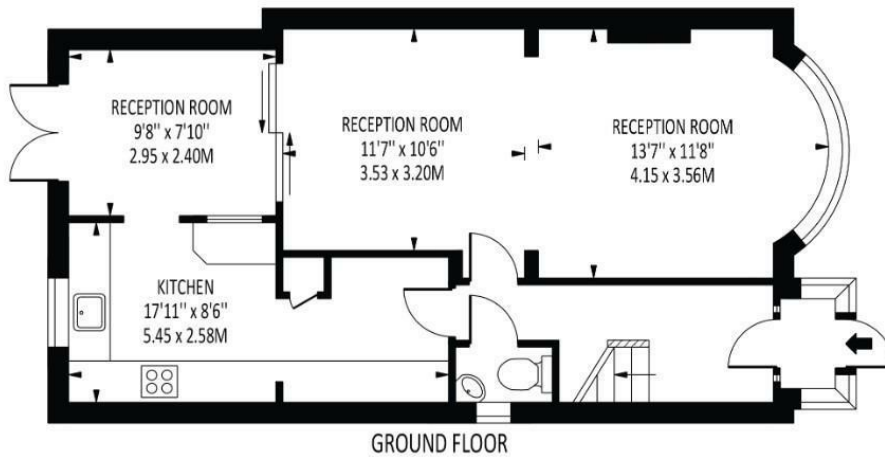




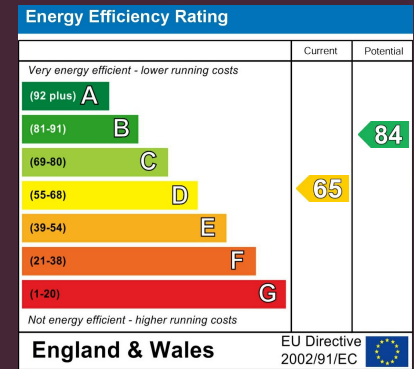
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Elmstead Gardens
Total Area: 1045 SQ FT • 97.09 SQ M



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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 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

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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