

The PERSONAL Agent

Auriol Park Road, Worcester Park

Guide Price £850,000

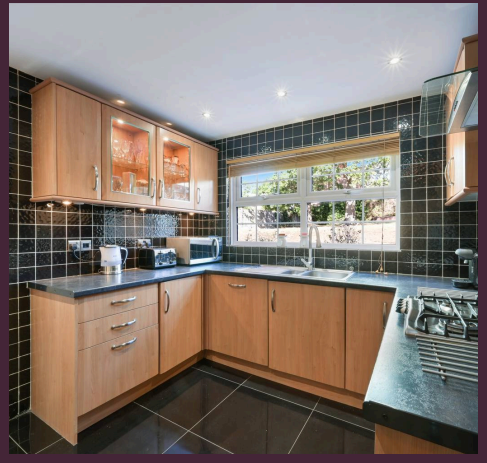
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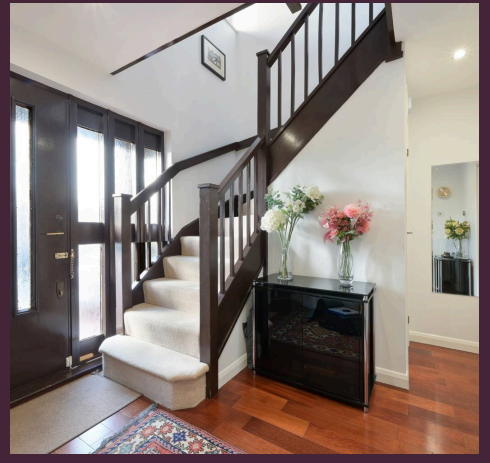
- Four well-proportioned bedrooms
- Beautifully presented and in great condition throughout
- Spacious living room
- Separate dining room ideal for entertaining
- Well-appointed kitchen with ample storage and worktop space
- Principal bedroom with en-suite facilities
- Family bathroom and separate downstairs cloakroom
- Dedicated study, ideal for home working
- Garage and additional storage areas
- Versatile family accommodation arranged over two floors

The Personal Agent are delighted to welcome to the market this beautifully presented four-bedroom family home on Auriol Park Road. Offering generous and versatile accommodation throughout, this fantastic property is in great condition and would make an ideal purchase for families looking for a home ready to move straight into.











Description

The ground floor comprises a spacious living room, providing an excellent space to relax and unwind, alongside a separate dining room which is ideal for entertaining family and friends. The well-appointed kitchen offers a good range of storage and worktop space, whilst a separate study provides the perfect setting for those working from home. The ground floor is further complemented by a convenient downstairs cloakroom and two useful storage areas, offering excellent practicality for everyday family life. Upstairs, the property boasts four well-proportioned bedrooms, providing flexible accommodation for growing families or those requiring additional guest space. The principal bedroom benefits from its own en-suite facilities, whilst the remaining bedrooms are served by a family bathroom. Externally, the property benefits from a garage and additional storage space, offering further versatility for a variety of uses.



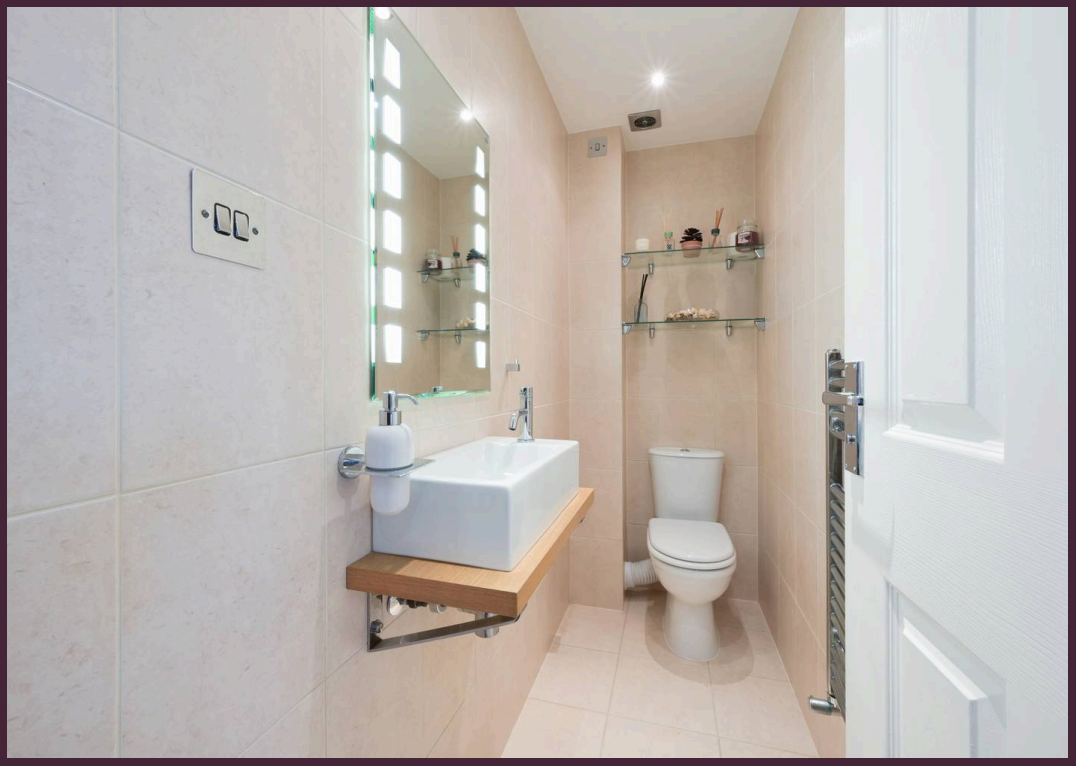
Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport. Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





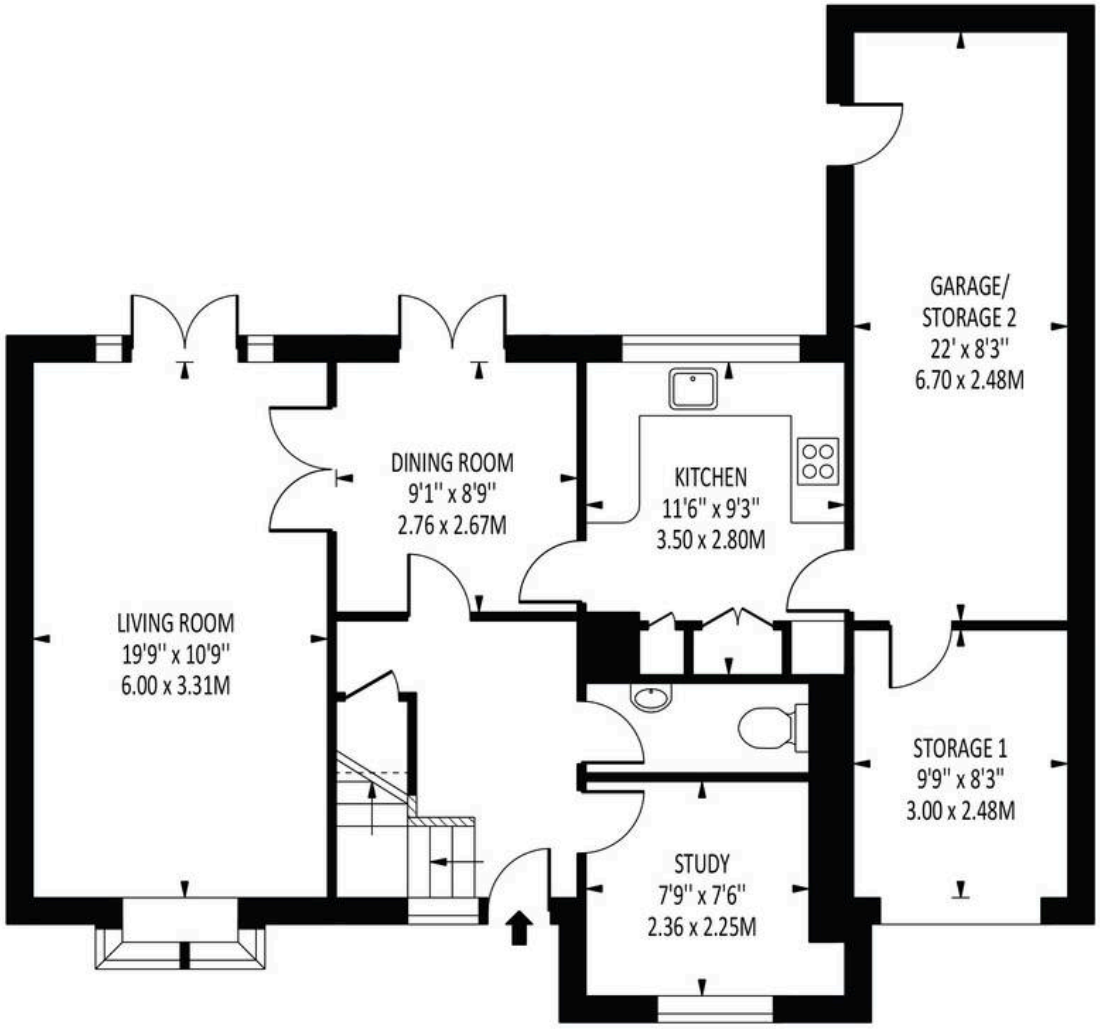




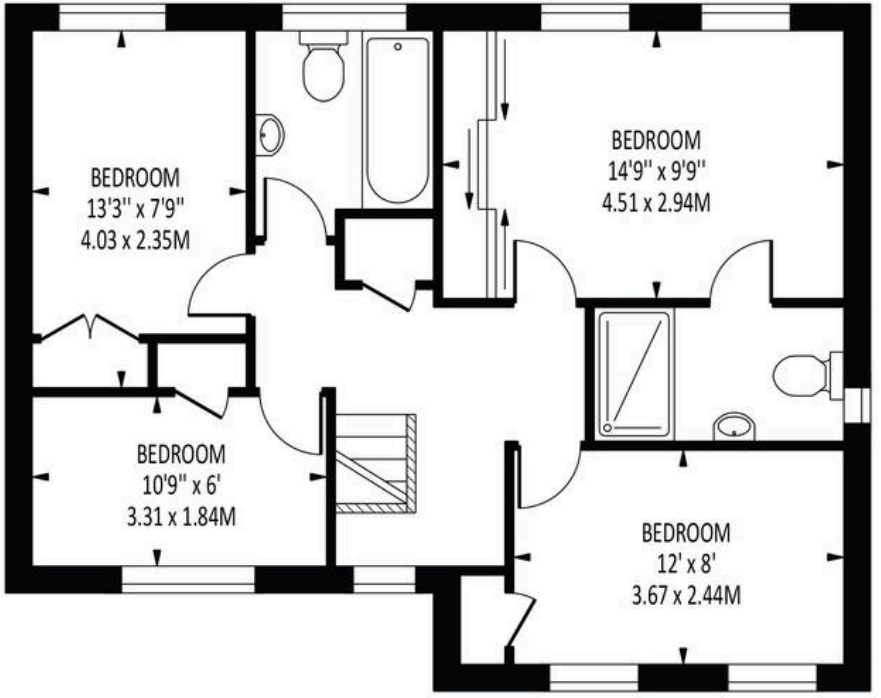
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Total Area: 1516 SQ FT • 140.80 SQ M
(Including Storage 1, Garage/ Storage 2)
Storage 1 Area : 80 SQ FT • 7.44 SQ M
Garage/ Storage 2 Area : 179 SQ FT • 16.62 SQ M



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 inpspection, 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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