Browns
RESIDENTIAL

Tel: 020 8330 7557
www.brownsresidential.co.uk

Ardrossan Gardens, Worcester Park, Surrey KT4 7AY
£525,000 Freehold

A stunning terraced three bedroom family home, set in this prime sought after residential road. The Mead Infant and Auriol Junior schools, local parks and amenities are all close by. Worcester Park town centre with its mainline station (Waterloo) is a short walk away. Front lounge and a delightful modern kitchen/dining room to the ground floor. Three bedrooms and modern family bathroom to the first floor. To the rear is a delightful mainly laid to lawn garden, with raised decked area. Front drive with off street parking for up to two cars. Viewing highly recommended. Exclusive to Browns Residential. E.P.C. Rating C.

THE GUILD OF PROFESSIONAL ESTATE AGENTS

1 Park House, Park Terrace, Worcester Park, KT4 7JZ
Email: sales@brownsresidential.co.uk

ENTRANCE HALL:

LOUNGE:
13'6 x 11'2 (4.11m x 3.40m)

KITCHEN/DINING ROOM:
17'1 x 11'10 max (5.21m x 3.61m max)

DINING ROOM AREA:

KITCHEN AREA:

FIRST FLOOR LANDING:

BEDROOM ONE:
13'5 x 10'11 (4.09m x 3.33m)

BEDROOM TWO:
11'10 x 10'11 (3.61m x 3.33m)

BEDROOM THREE:
8'3 x 6' (2.51m x 1.83m)

FAMILY BATHROOM:
7'7 x 6' (2.31m x 1.83m)

EXTENSIVE REAR GARDEN:
Mainly laid to lawn with raised decked area. Garden shed and rear access.

GARDEN: ALTERNATIVE VIEW:

ALTERNATIVE VIEW:

REAR ELEVATION:

FRONT DRIVE:
Off street parking for up to two cars.

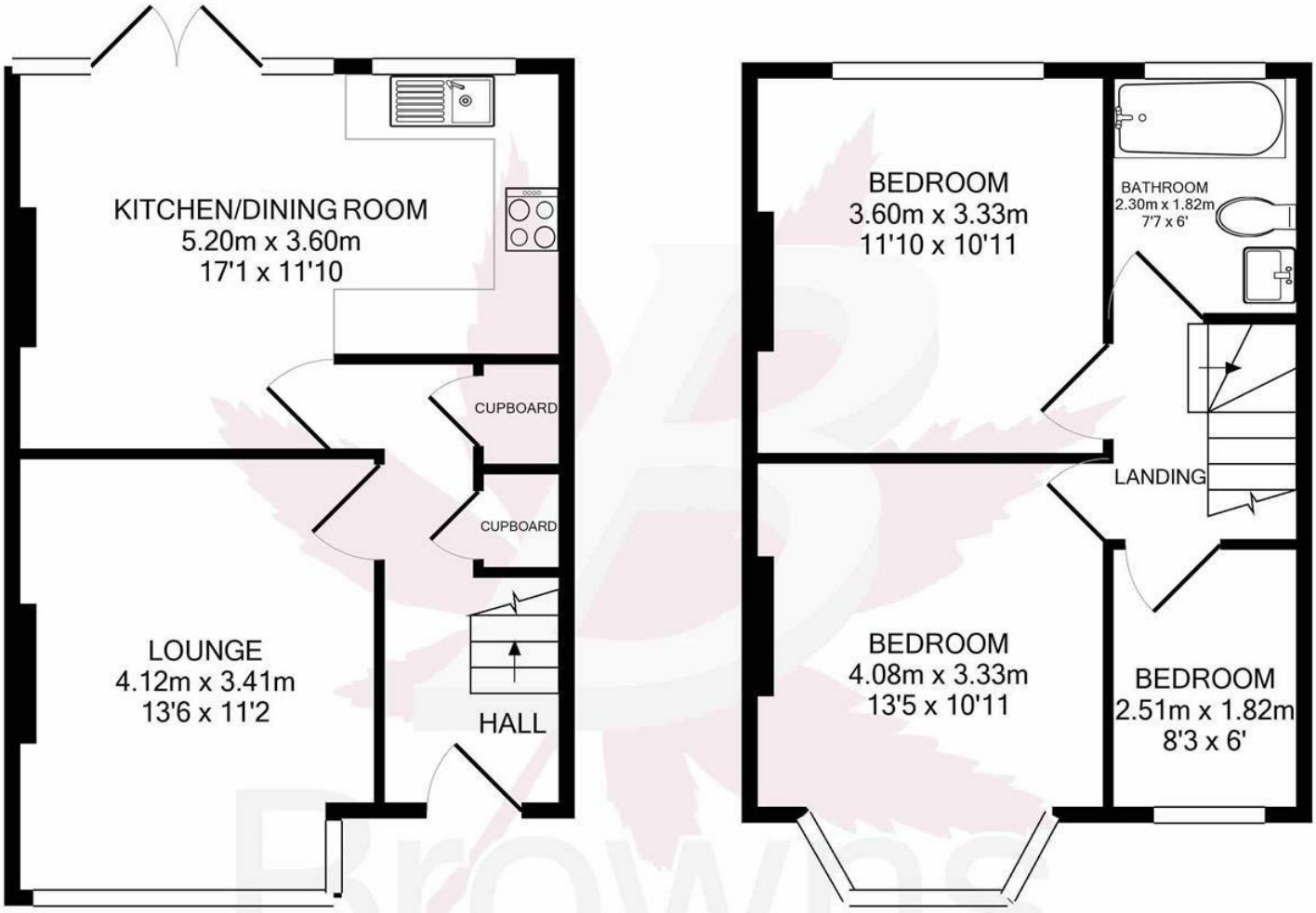
PLEASE NOTE:
We are advised by our client that the tenure is Freehold. Any interested party must obtain confirmation of these facts from their Solicitor. The systems and appliances have not been tested by the agent. Please note that our room sizes are quoted in imperial and metric.

VIEWINGS:
Viewings strictly through:- BROWNS RESIDENTIAL 020 8330 7557.

ON THE INTERNET:
For complete property details please visit our web site www.brownsresidential.co.uk which is updated constantly.

THINKING OF SELLING?:
To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

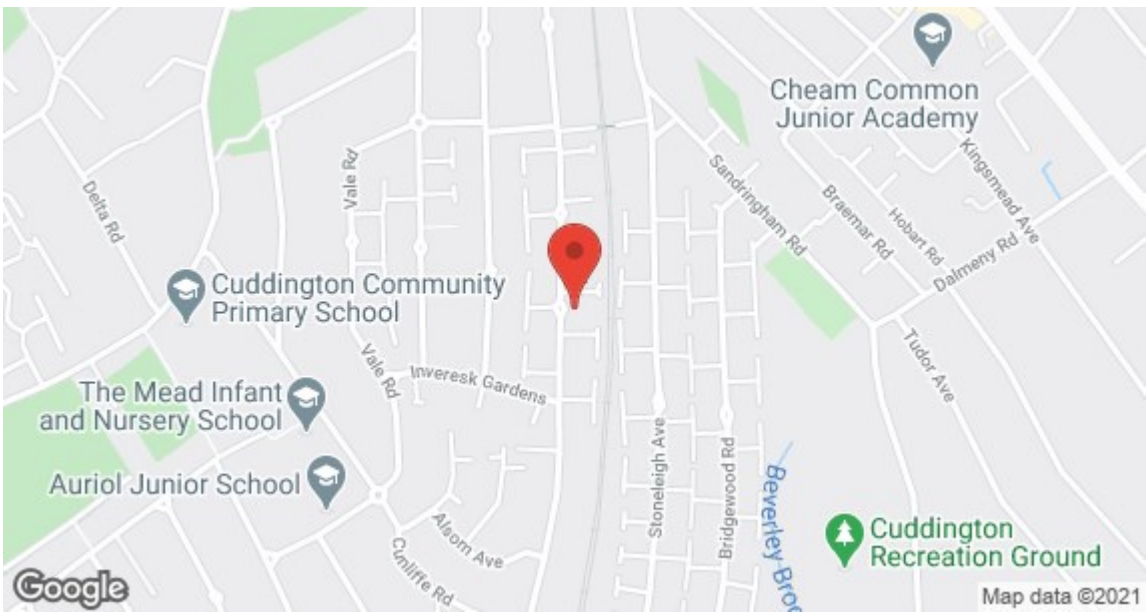
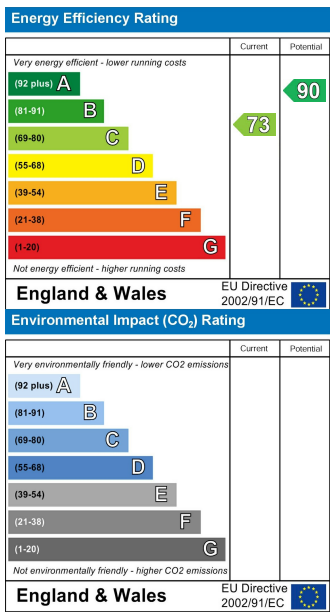
MORTGAGE ADVICE:
Bentley Holmes Mortgage & Wealth Management was established by Grant Holmes in 2005. Grant has worked in Financial Services for over 20 years and specialises in the mortgage market. Grant and his team provide a service that is whole of market and has access to all lenders from both the High Street to the Private Banks. The range of services include first time buyers, home movers, remortgaging, bridging finance, buy to let and let to buy mortgages. Bentley Holmes will provide you with an advice and recommendation service, through assessing your needs ensuring you have the most suitable mortgage for your circumstances. All initial consultations are free, so you are welcome to check if you already have the best deal in place or see if there is something better. Browns Residential may receive a referral fee from Bentley Holmes for recommending their services to sellers, buyers, or other parties. The amount of the referral fee may differ from case to case. Browns Residential will notify all relevant parties once it has been made aware of the exact amount of fee payable.



Ground Floor
Approx. Floor
Area 37.4 Sq.M.
(403 Sq.Ft.)

1st Floor
Approx. Floor
Area 36.5 Sq.M.
(392 Sq.Ft.)

Total Approx. Floor Area 73.9 Sq.M. (795 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only

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