



- First floor maisonette
- Spacious living room
- Two double bedrooms
- Kitchen
- Bathroom
- Front & rear gardens
- Close to popular schools
- Walking distance to mainline stations
- No ongoing chain
- E.P.C. Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



**168, Ardrossan Gardens, Worcester Park, Surrey KT4 7BA**  
**£315,000 Leasehold**

A two double bedroom first floor maisonette, set in this popular residential road, conveniently located for local shops and sought after schools. Stoneleigh and Worcester Park town centres are both readily accessible, with their mainline stations (Waterloo). Large living room, two double bedrooms, kitchen and bathroom. The property benefits from both front and rear gardens. No ongoing chain. Viewings recommended. Exclusive to Browns Residential. E.P.C. Rating C.