



Vale Road, Worcester Park

The **PERSONAL** Agent

£775,000

Freehold

- Semi-Detached
- Four Bedrooms
- Home Office/Study
- Kitchen/Dining Room Extension
- Utility Room
- Downstairs W/C
- Two Bathrooms
- 83ft Garden
- Walk To Schools, Shops & Station



The Personal Agent are pleased to present this four bedroom semi-detached home, offering modern open plan living with an extended kitchen/dining room, situated close to the highly rated Auriol and Mead infant schools and within walking distance of Worcester Park Station and High Street.

The property comprises an entrance hall with access to the understairs storage and a door to the downstairs W/C with access to the boiler, front aspect living room with built-in storage which is open to the family area with built-in storage leading to the kitchen/dining room extension with bi-folding doors opening to the garden, sky light windows, space for dining table and access to the utility room, the kitchen comprises a range of modern eye and base level units with a breakfast bar area, built-in hob and eye level oven, with space for an American style fridge/freezer.

On the first floor there are two double bedrooms and the all important home office, served by the family bathroom. On the second floor there are two bedrooms with access to eaves storage and a family shower room.

Outside to the front there is a front garden and driveway providing off street parking, with side access to the rear garden. The rear garden measures approximately 83ft with a paved terrace across the rear of the property, ideal for outside entertaining, the remainder of the garden is mainly laid to lawn with mature planting.

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.

The property is within walking distance of Worcester Park mainline rail station 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.


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

Tenure: Freehold.







Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			<p>82</p> <p>69</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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