



Ardrossan Gardens,





# £550,000

- Four Bedrooms
- Semi Detached
- Kitchen / Dining Room
- Spacious Lounge
- Ensuite Shower Room
- Driveway
- Detached Garage
- Walk to Shops, Schools & Stn.



This four bedroom, semi detached family home is presented to the market in excellent condition throughout and is situated in a sought after road within walking distance of local schools, shops and both Worcester Park and Stoneleigh railway stations.

The property offers a stylish kitchen / dining room with fitted appliances, granite work surfaces and double doors to the garden. To the front is a spacious lounge with a fireplace.

The first floor is occupied by two double bedrooms and one single bedroom opposite a contemporary family bathroom.

To the top floor is a spacious double bedroom with a striking suburban view of the local area and a large ensuite shower room.

A brick block driveway to the front, an 80ft West facing garden to the rear and a detached single garage complete this fine home.

Early viewing highly recommended by sole agents.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations 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, making this property ideal for a commuter too.

Freehold













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





