



Fairford Gardens, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- Beautifully Styled and Exceptionally Presented Family Home
- Four Bedrooms
- Impressive Loft-Converted Master Suite
- Spectacular Six-Metre Rear Extension
- Contemporary Kitchen With Exposed Timber Beams
- Elegant Double Reception Room
- Three Bathrooms
- Downstairs WC
- Substantial Brick-Built Garden Room
- Off Street Parking

A truly impressive and beautifully styled family home, combining character, contemporary design and exceptional living space, with over 1900 square feet.

From the moment you step inside, it is clear that this is a home that has been thoughtfully designed and finished to an exceptional standard. The property has been substantially extended to the rear with an impressive six-metre extension, creating a spectacular open-plan kitchen and living space that forms the heart of the home.

The welcoming entrance hallway features beautiful hardwood flooring, with a stylish downstairs cloakroom, with shower tucked beneath the stairs behind a bespoke, hand crafted arched door. Towards the front of the house is a generous double reception room, currently arranged as an elegant open plan living and entertaining space, complete with a feature fireplace and beautifully considered styling.

The rear extension is quite simply the showpiece of the property. A contemporary kitchen sits beneath exposed supporting timber beams, while almost the entire rear elevation is glazed, with striking Crittall style doors opening directly onto the garden. Velux windows within the vaulted ceiling flood the space with natural light, creating an exceptional sense of volume



and connection with the outside. A useful pantry and separate laundry area add practicality without compromising the open-plan feel.

Upstairs, the first floor provides two large double bedrooms, a further single bedroom currently used as a superb walk-in wardrobe, and a stylish modern family bathroom.

The converted loft has created a wonderful private master suite, complete with a modern en suite bathroom. French doors open onto a Juliet balcony overlooking the garden, creating a particularly peaceful and attractive principal bedroom.

Outside, the rear garden has been landscaped to complement the style of the house, with a beautiful terracotta style patio leading onto a lawn bordered by mature flower beds. At the far end of the garden is a substantial brick built garden room, complete with power and offering fantastic versatility as a home office, games room, hobby space or additional entertaining area.

Both the main house and garden room benefit from air conditioning, ensuring the property remains comfortable throughout the warmer months.

To the front, there is off street parking, while side access provides a convenient connection between the front and rear gardens.

This is a genuinely individual home, combining an impressive level of modern design with warmth, character and excellent family accommodation. The exceptional rear extension, beautifully appointed loft master suite and substantial garden room make this a property that needs to be viewed to be fully appreciated.

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, Worcester Park also offers great access to public transport. Kingston which offers a more comprehensive range of shopping is just a short drive away.

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.

Tenure- Freehold
Council Tax Band -D





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Fairford Gardens

Total Area: 1938 SQ FT • 180.00 SQ M
(Including Garden Room, Storage, Eaves Stotage, & Restricted Height Area)
Garden Room Area : 276 SQ FT • 25.60 SQ M
Storage Area : 65 SQ FT • 6.00 SQ M
Eaves Stotage & Restricted Height Area : 33 SQ FT • 3.07 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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Any intending purchaser or lessee should satisfy themselves by inspection, 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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