

Potential for development. (subject to planning)



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

Offers Invited £825,000

Freehold

- UNIQUE DEVELOPMENT/EXTENSION OPPORTUNITY
- PROMINENT CORNER POSITION
- AMPLE PARKING TO FRONT
- SOUGHT AFTER AREA
- SITE VISIT BY APPOINTMENT ONLY
- NON CONDITIONAL OFFERS ONLY
- IDEAL SITE FOR SMALL DEVELOPERS AND HOUSE BUILDERS
- VENDORS SOLE AGENTS
- PLOT SIZE 466.83 m² (5,024.90 ft²) (Approx)
- Possibility Of Conversion To A HMO.

UNIQUE EXTENSION/DEVELOPMENT/HMO OPPORTUNITY ON A BOLD CORNER PLOT LOCATED IN A SOUGHT AFTER AREA OF WORCESTER PARK. (NON CONDITIONAL OFFERS ONLY) ALL APPOINTMENTS AND SITE VISITS ARE STRICTLY VIA THE VENDORS SOLE AGENTS.

A three bedroom end of terrace house located on a prominent corner position with ample off road parking to the front.

The Personal Agent have been appointed as sole agents to secure a sale to buyers who are in position to proceed immediately and with a view to obtaining planning consent for future development.

The vendors have received many approaches by developers over the years and we believe there are



options to develop or build an additional dwelling on the end of the terrace.

The property would also suit buyers wishing to extend to both the side and rear and add a loft conversion to create a substantial home or conversion to an house of multiple occupancy (HMO)

Plot Size: 466.83 m² (5,024.90 ft²) For guidance purposes only and needs to be verified.

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 is in close proximity of local schools, Willow

Tree pub and local shops, post office and cafe, dry cleaners, hairdressers, child and dog friendly area.

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.

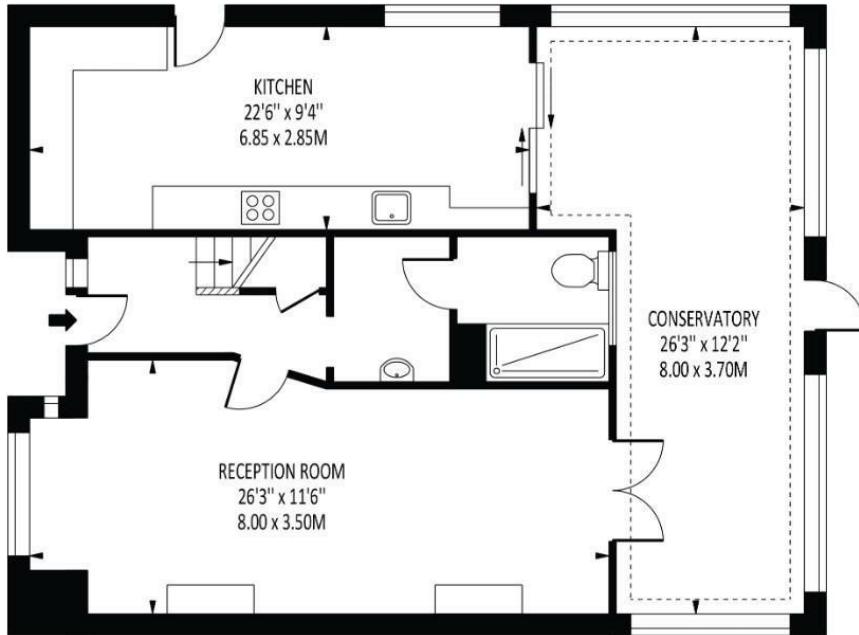




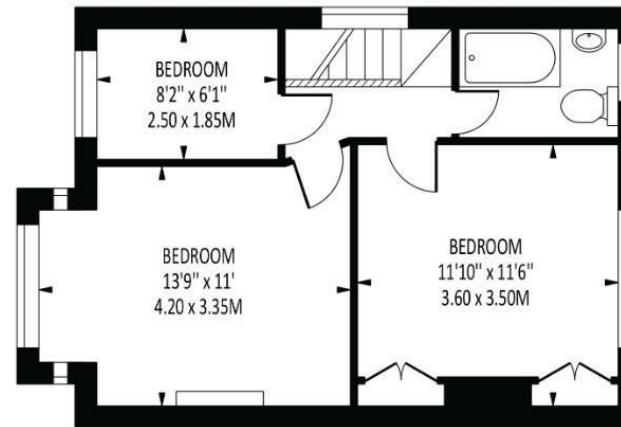
The **PERSONAL** Agent



Ardrossan Gardens
Total Area: 1326 SQ FT • 123.23 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

