



Dundela Gardens, Worcester Park

The **PERSONAL** Agent

Offers Over £700,000

Freehold

- Attractive Semi Detached House in Sought After Close
- Enclosed Front Porch and Entrance Hallway
- Through Lounge and Formal Dining Room
- 19'11 x 13 Family Room and Conservatory
- Kitchen and Adjoining Breakfast Room
- Separate Utility Room and D/s Cloakroom
- Four Double Bedrooms
- Spacious Family Shower Room
- Level Well Established Rear Garden
- Integral Garage With Driveway and No Onward Chain

This attractive four bedroom semi detached family home measures over 2000 sq ft and occupies a prime position with excellent extension potential STPP and is offered to the market with no ongoing chain.

Available to the market for the first time in 57 years this charming property is located in a popular residential close less than a mile of Stoneleigh Broadway and close to the historic Nonsuch Park.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential (subject to planning permission) allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

You enter the home via an enclosed entrance porch leading to a traditional entrance hall with stairs to the first floor landing and doors off to four large receptions rooms, which include a dining



room which is centred around a feature fireplace and a large bay window to the front aspect. For day to day living there is a through lounge and a huge family room, plus a conservatory with views of and direct access to a well established and secluded rear garden

The kitchen although a little dated by today's standards is fully fitted with plenty of worktop space and there is a adjoining breakfast room. Off the kitchen there is a separate utility room which provides access to a handy downstairs W.C and the integral garage.

Upstairs there are four well proportioned double bedrooms and a large family shower room and a handy separate shower with separate W.C.

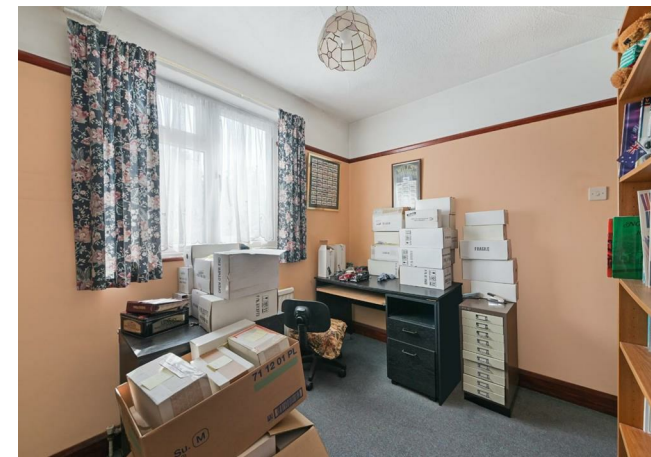
Outside the rear garden provides a peaceful retreat and is a gardeners dream with mature lawn stocked with variety of plants, trees and shrubs and a nature pond.

Homes of this original style and quality are becoming a rarity, so please get in-touch, should you wish to make this your family home for years to come.

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. There are a good choice of local schools for all ages including Cheam Common Infants and Juniors, Nonsuch Primary and High School for Girls and Sutton Grammar to name a few.

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 - E





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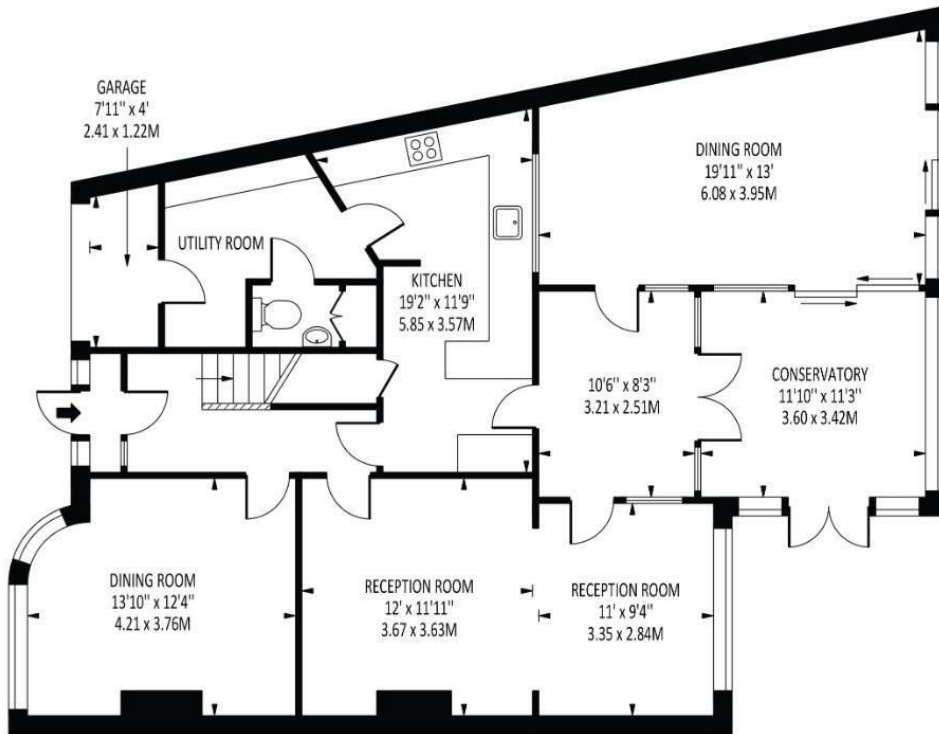


Dundela Gardens

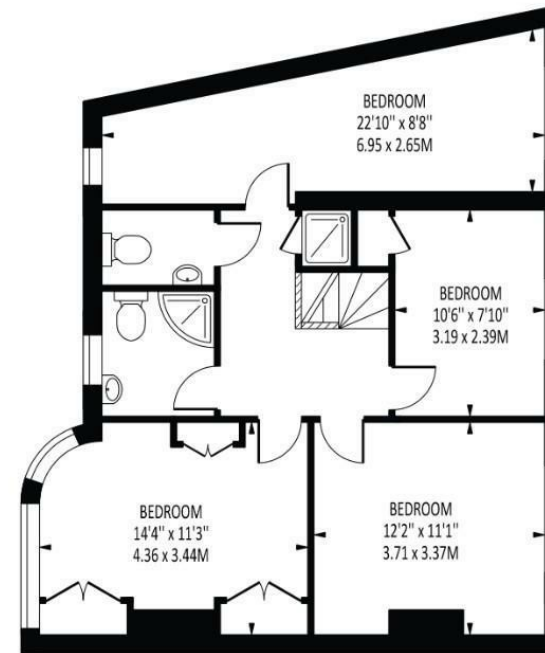
Total Area: 2015 SQ FT • 187.16 SQ M

(Including Garage)

Garage Area : 30 SQ FT • 2.76 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		
(81-91) B		
(69-80) C	70	78
(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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