



Mayfair Avenue, Worcester Park

The **PERSONAL** Agent

£775,000

Freehold

- Elegant Semi Detached Family Home
- Spacious Entrance Hall
- Lounge With Large Bay Window
- Dining/Family Room
- Study/Bedroom Four
- Modern Fully Fitted Kitchen
- Separate Utility Room/Garage
- Family Bathroom
- Three Further Bedrooms and Ensuite Shower Room
- Level Rear Garden, Driveway and Potential For Extension STPP

The Personal Agent are delighted to bring to market this elegant four bedroom semi detached family home located in one of Worcester Park's finest Roads offering excellent extension potential stpp and offered to the market with no onward chain.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential 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.

Located in an enviable position a short walk of Worcester Park High Street and Railway station, this attractive 1930's home is designed and built in the popular 'chalet style' synonymous with the area and benefits from a brand new retiled roof in 2022.

As you enter the home you are greeted by a spacious entrance



hall and there are three independent reception rooms; a living room with bay window to front, a study/home office which can also be used as a fourth bedroom and a family/dining room, providing a choice of social spaces for the whole family to enjoy

There is a modern and stylish fully fitted kitchen which overlooks the rear garden and an adjoining utility room which has been skillfully converted from the original garage and provides the opportunity to be transformed into annex style living accommodation with its own private front and rear entrance. A handy downstairs bathroom completes the ground floor.

Upstairs there are three generously sized double bedrooms with the master being complemented by an ensuite shower room.

Outside the rear garden has been beautifully maintained and features a large paved terrace which leads to a beautiful level lawn and large wooden timber shed to the side.

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.
Council Tax Band: F

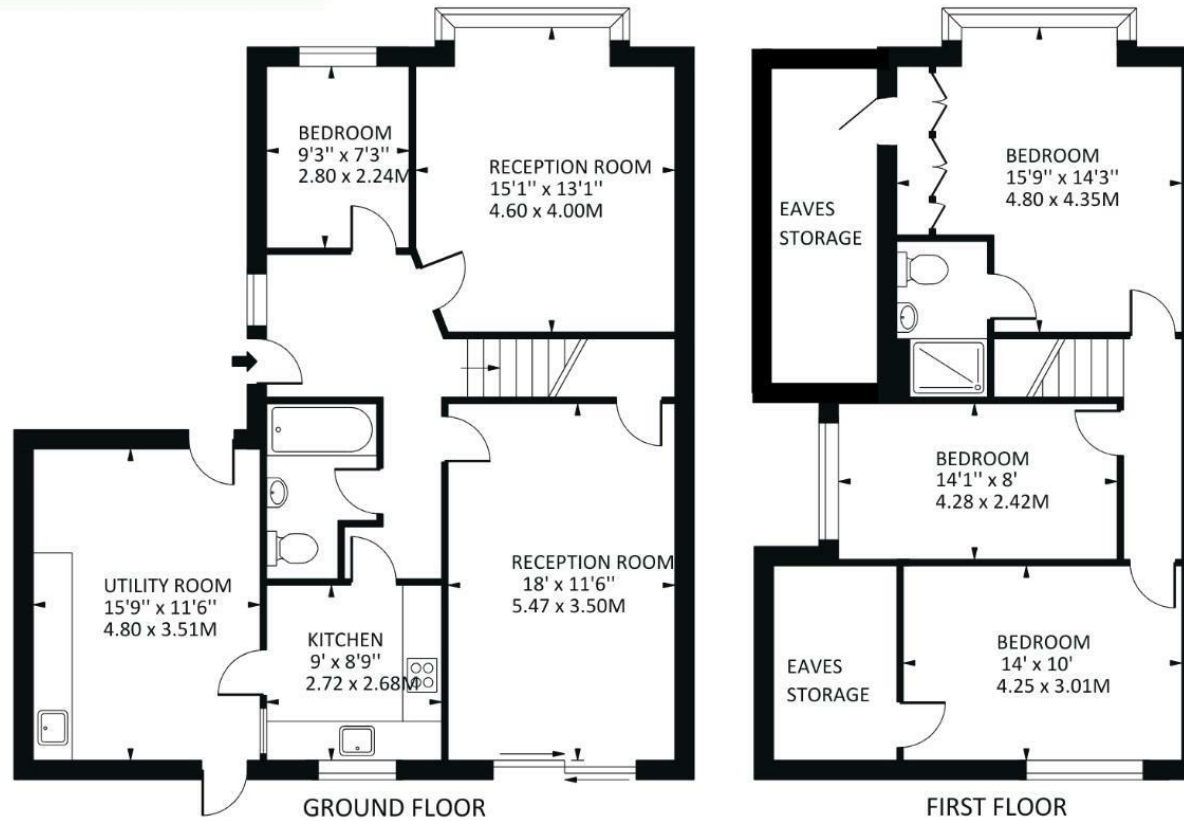




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Total Area: 1533 SQ FT • 142.40 SQ M
(Including Eaves Storage)
Eaves Storage Area : 61 SQ FT • 5.70 SQ M



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
(81-91) B		
(69-80) C	72	
(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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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.

