



Auriol Close, Worcester Park

The **PERSONAL** Agent

Guide Price £1,100,000

Freehold

- Detached Five Bedroom Family Home
- Total Floor Space Totalling 2415 SQFT
- Additional Study
- Open Plan modern Kitchen
- Detached Large Garage
- Beautifully Landscaped Rear garden With Entertainment Space
- No Onward Chain
- Solar and Battery with Additional EV Charger Giving The Home A EPC Banding Of B
- Off Street Parking for Three Cars
- Side Extension Currently Set up as additional living space

The Personal Agent are delighted to offer this exceptional and beautifully presented detached family home, which has been substantially extended and thoughtfully designed to provide an outstanding combination of space, flexibility and modern family living.

A real highlight is the impressive side extension, offering superb versatility and making the property particularly appealing to growing or multi generational families. The accommodation provides a family room, double bedroom and separate shower room, creating an ideal guest suite, teenage retreat or private space for an older family member.

An impressive family home with flexible accommodation, a superb open-plan 23' x 19' lounge, dining area and fitted kitchen with integrated

appliances. The ground floor also features a reception hall, study/additional bedroom and cloakroom. Upstairs are four well-proportioned bedrooms, with fitted wardrobes, including master with en suite, plus family bathroom.

The exceptional south-facing rear garden is landscaped for entertaining and family enjoyment, with paved and artificial lawn areas, hot tub, summer house, garden kitchen with BBQ and pizza oven, bar and feature lighting. The property backs directly onto Auriol Park, providing an attractive outlook and immediate access to green space.

Further benefits include a double garage with EV charging, private driveway parking for several vehicles, underfloor heating, air conditioning, security cameras, alarm, integrated sound systems and

extensive feature lighting. A rare opportunity combining space, flexibility and lifestyle appeal.

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.

Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure- Freehold
Council Tax Band- F



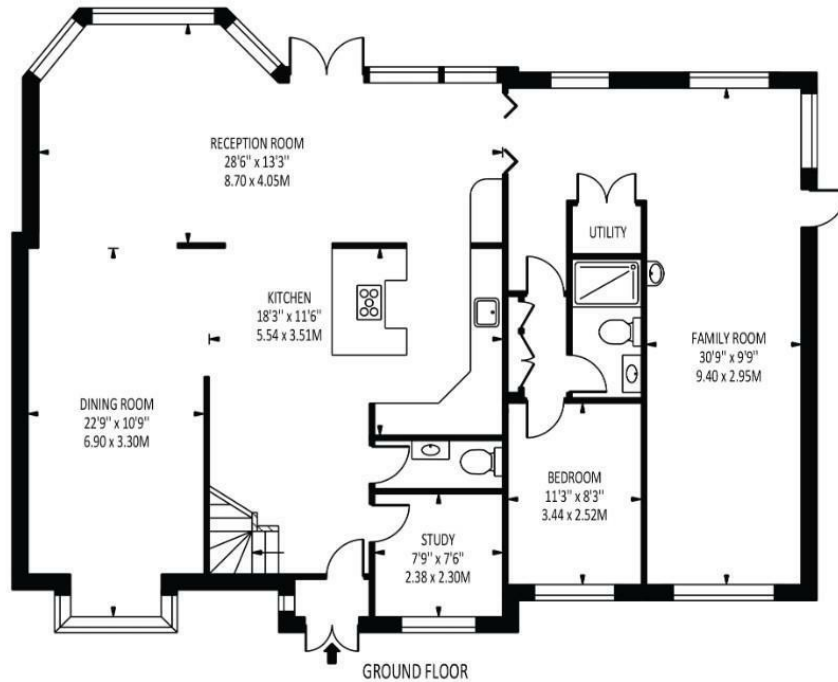




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Total Area: 2415 SQ FT • 224.36 SQ M
(Including Garage)
Garage Area : 284 SQ FT • 26.40 SQ M



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		
(81-91) B	87	89
(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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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.

