



Fairford Gardens, Worcester Park

The PERSONAL Agent

# Price Guide £725,000

## Freehold

- Beautifully Appointed 1930's Residence
- Private Driveway and Detached Garage
- Living Room With Bay Window and Shutters
- Stunning Rear Kitchen Extension
- Bi-Folding Doors and Downstairs Cloakroom
- Three First Floor Bedrooms
- Modern Family Bathroom
- Master Bedroom with Shower Room
- Well Established and Secluded Rear Garden
- Sought After Residential Area

The Personal Agent are proud to present this skilfully extended and beautifully presented family home, featuring the most stunning rear kitchen extension which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over three floors perfect for buyers looking for longevity within a home.

Parking is a breeze with both a private driveway to the front with parking for two vehicles and a detached double garage to the rear.



The bright and airy entrance hall sets the tone of what's to come and from here you have access to a nicely proportioned living room that is centred around a feature fireplace and a large bay window with bespoke wooden shutters. The best is yet to come to what is definitely the heart of this home, the stunning kitchen/dining/family room.

This area of the home measures an impressive 19'1"x14'8" with bi-folding doors opening onto the secluded rear garden, three large sky light windows that flood the room with natural light and defined dining, family and kitchen areas with a central island that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the thoughtful addition of a downstairs cloakroom. On the first floor are three nicely proportioned bedrooms, a modern family bathroom and the loft has been skilfully converted to provide an impressive master bedroom with bespoke fitted wardrobes and ample eaves storage space and a stylish shower room.

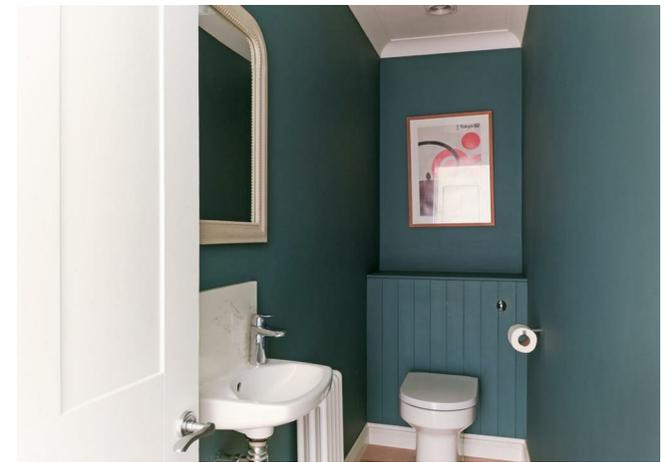
Outside, the property also shines with a great sized level rear garden that enjoys brilliant privacy, and rear access to a detached garage/workshop.

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.

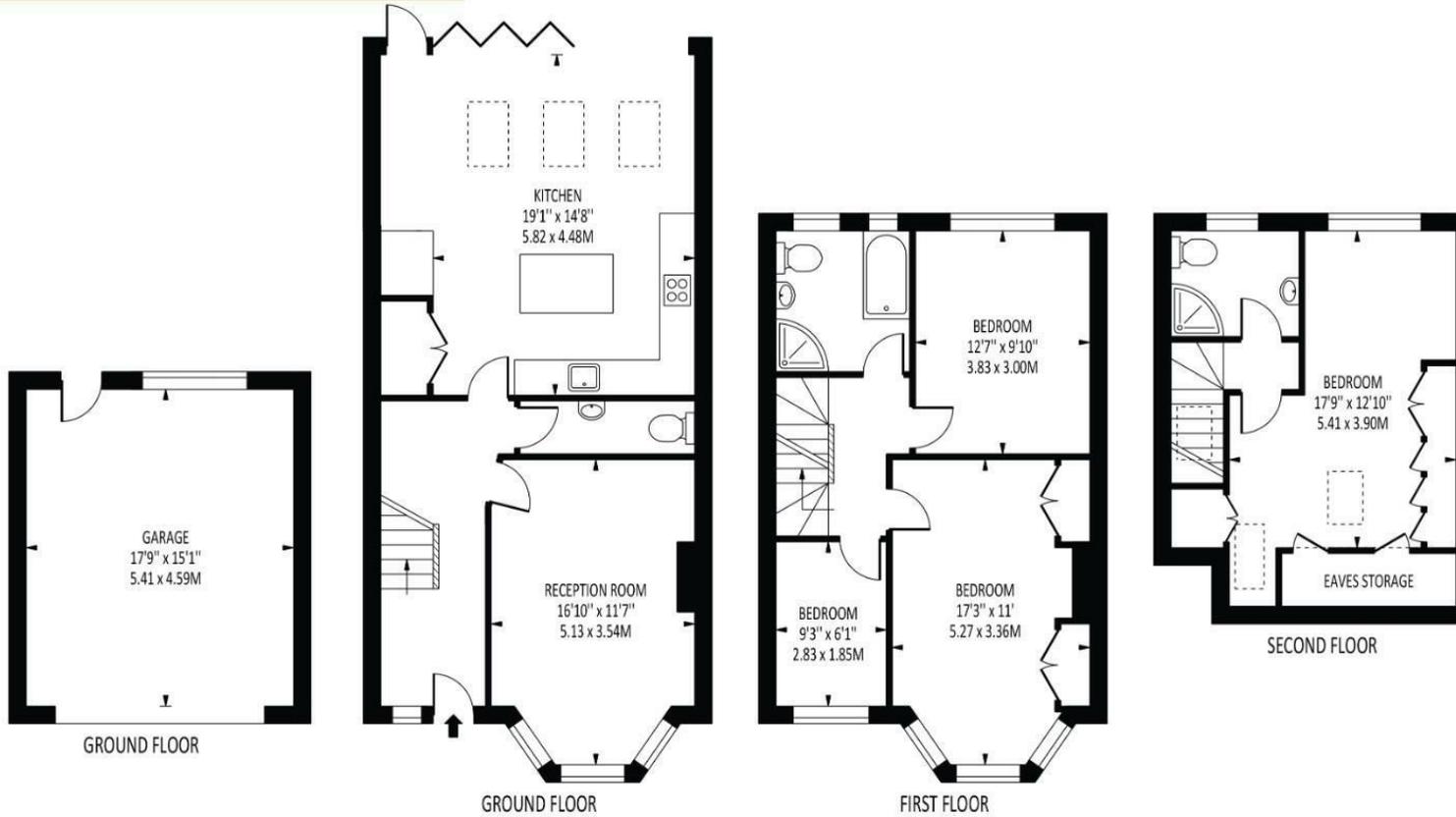






### Fairford Gardens

Total Area: 1757 SQ FT • 163.27 SQ M  
 (Including Eaves Storage, Restricted Height Area & Garage)  
 Eaves Storage & Restricted Height Area : 33 SQ FT • 3.10 SQ M  
 Garage Area : 268 SQ FT • 24.93 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		74	
(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	

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.

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