



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

Price Guide £550,000

Freehold

- End Of Terrace Family Home
- Three Well Proportioned Bedrooms
- Two Formal Reception Room
- Fitted Kitchen And Bathroom
- Private Rear Garden
- Off Street Parking For two Cars To The Front
- Huge Amount OF Extension Potential
- Well Established Level Rear Garden
- Sought After Location
- Chain Free

The Personal Agent are delighted to present to the market this charming, unextended three bedroom end of terrace family home.

Situated on a sought after and highly regarded residential road, the property benefits from close proximity to both Worcester Park train station and High Street, as well as Stoneleigh Broadway and train station.

With an abundance of local amenities, parks, and excellent transport links, this property offers an outstanding opportunity for any prospective buyer.

The property itself boasts two bright and spacious reception rooms, a fitted kitchen which like the rear



reception room offers access directly out to the rear garden.

While to the first floor there are three well proposed bedrooms with a separate family bathroom along with access to a loft area which would be ideal to extend into STPP.

While to the rear there is a private rear garden and back to the front of the property there is off street parking for two cars.

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.

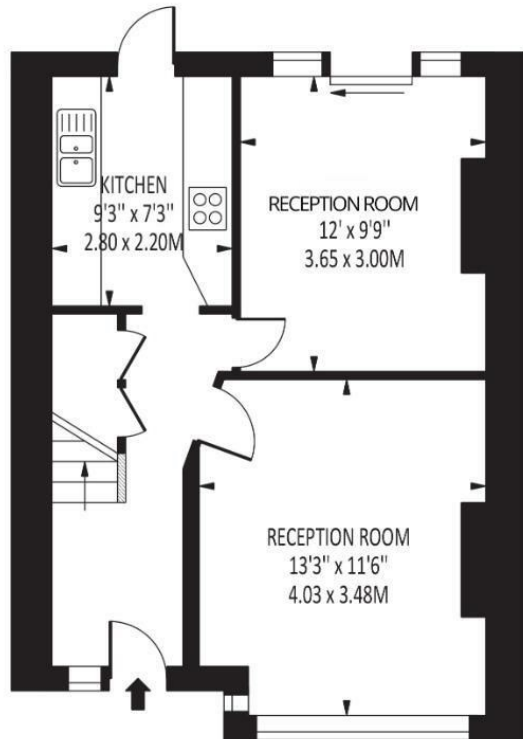
Tenure: Freehold.
Council Tax: D



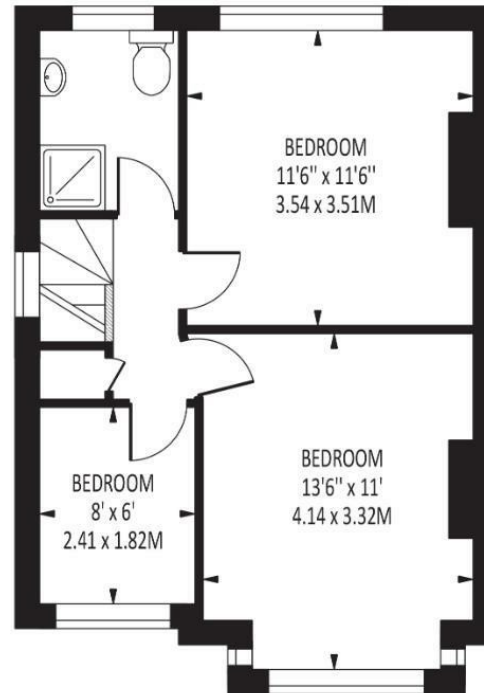


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Ardrossan Gardens
Total Area: 851 SQ FT • 79.04 SQ M



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		
(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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The
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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.

