



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

# Offers Over £700,000

## Freehold

- THREE BEDROOM END OF TERRACE HOUSE
- PROMINENT CORNER POSITION
- AMPLE PARKING TO FRONT
- UNIQUE EXTENSION OPPORTUNITY
- LOUNGE/DINING ROOM
- CONSERVATORY/LEAN-TO
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM AND FAMILY BATHROOM UPSTAIRS'
- PLOT SIZE 466.83 m<sup>2</sup> (5,024.90 ft<sup>2</sup>) (Approx)
- Possibility Of Conversion To A HMO or Small Development STPP

**\*\*\*EXCELLENT EXTENSION POTENTIAL STPP\*\*\*** A three bedroom end of terrace house located on a prominent corner position with ample off road parking to the front located in a Highly regarded residential area of Worcester Park.

The property is approached via a ample driveway providing ample off road parking for several vehicles leading to an covered front entrance porch with door to the entrance hall with stairs to the first landing and doors off to all ground floor rooms and a handy downstairs W.C with adjoining shower room.

To the front is a living room with a large double glazed bay window to the front aspect and a separate dining area which leads to a lean-to style conservatory with views over and direct access to the level rear garden.



The kitchen has been extended to the side and is fitted with a matching range of floor and wall mounted beech effect units with contrasting worktops and ornamental tiled splash backs and plumbing for kitchen appliances. There is a door to the rear garden and sliding patio doors to the conservatory.

On the first floor are three bedrooms all with double glazed windows and radiators and a family bathroom.

The large well established rear garden is laid mainly to lawn with raised flower beds, paved patio area to the side with a secure gate leading to the front driveway.

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 is in close proximity of local schools, Willow Tree pub and local shops, post office and cafe, dry cleaners, hairdressers, child and dog friendly area.

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.

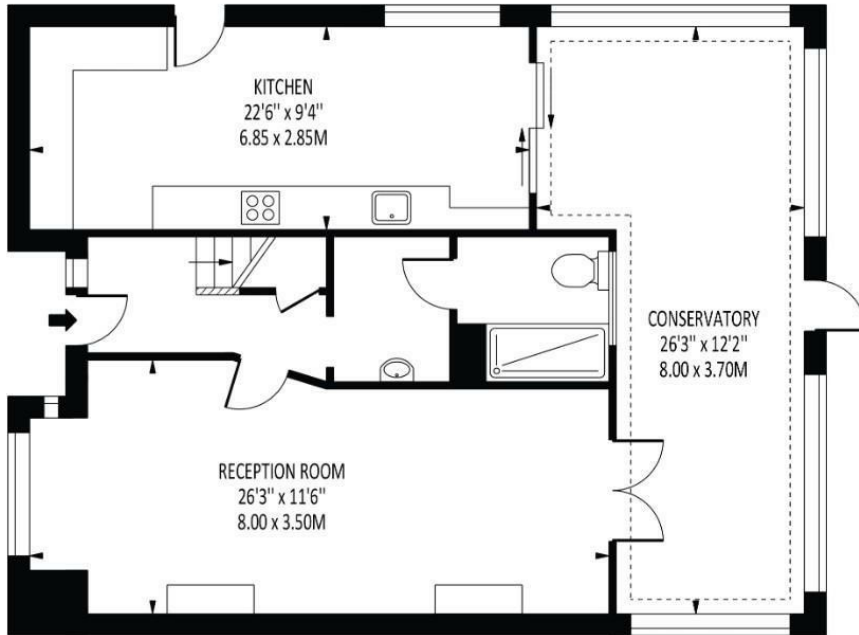




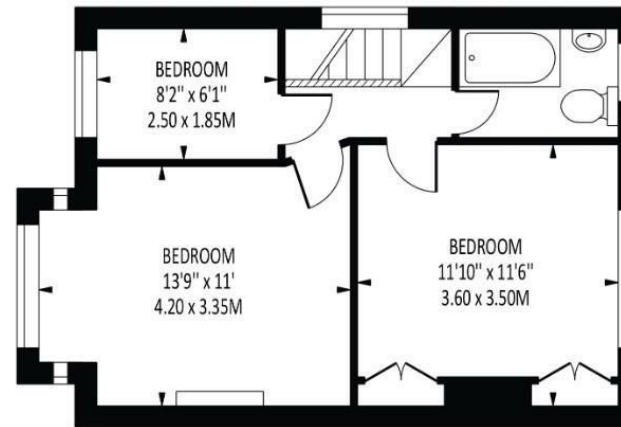
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**Ardrossan Gardens**  
Total Area: 1326 SQ FT • 123.23 SQ M




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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>59</b>	
(1-20) <b>G</b>		
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.

