



Wolsey Close, Worcester Park

The **PERSONAL** Agent

Guide Price £365,000

Freehold

- One Bedroom Freehold House
- Private Fully Enclosed Rear Garden
- Allocated Parking Space In Private Carpark
- Entrance Lobby With Storage Cupboard
- Bright and Spacious Lounge
- Conservatory/Dining Room
- Modern Fully Fitted Kitchen
- Double Bedroom With Fitted Wardrobes
- Modern Bathroom
- Quite Cul-De-Sac and No Onward Chain

A beautifully appointed one bedroom freehold house with fully enclosed private rear garden and allocated parking space situated in a quiet cul-de-sac in Worcester Park close to local shops and less than 15 minutes walk of Stoneleigh Broadway and Train Station. Viewing Highly Recommended.

Freehold properties at this price point don't come up very often and this charming house would be ideally suited to those looking to downsize without compromise or first time buyers wanting to buy a house at realistically affordable price.

The location is equally impressive being discreetly positioned down a quiet cul-de-sac only a few minutes walk of local shops and schools.

The living accommodation is well proportioned throughout and is accessed via an entrance lobby with useful fitted storage cupboard and door leading to a bright and spacious lounge with an adjoining conservatory/dining room providing direct access



to a fully enclosed private rear garden.

Next door is a modern and stylish fully fitted kitchen with space and plumbing for appliances and views over the garden and access to practical understairs storage cupboard.

Upstairs there is a large double bedroom which provides plenty of space for your bedroom furniture and is fitted with wardrobe cupboards and is located next to a modern bathroom complete with a matching suite in white comprising a bath with thermostatic shower above, wash hand basin with vanity storage beneath and a low flush w.c.

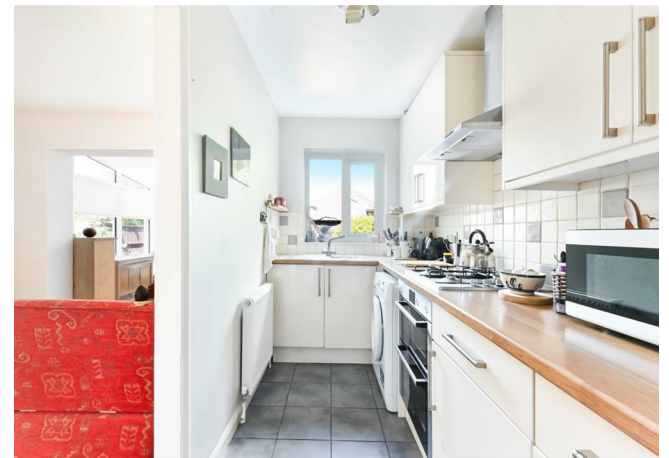
Outside there is a level and secluded lawned rear garden with paved stepping stones fully enclosed by border fencing and flowerbeds stocked with plants and shrubs, a useful wooden timber shed and side gate leading to the front entrance. There is an allocated parking space located in a private carpark to the rear of the property.

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.

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. Stoneleigh Broadway is less the 15 minutes walk away approx 0.60 miles.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Tenure: Freehold.

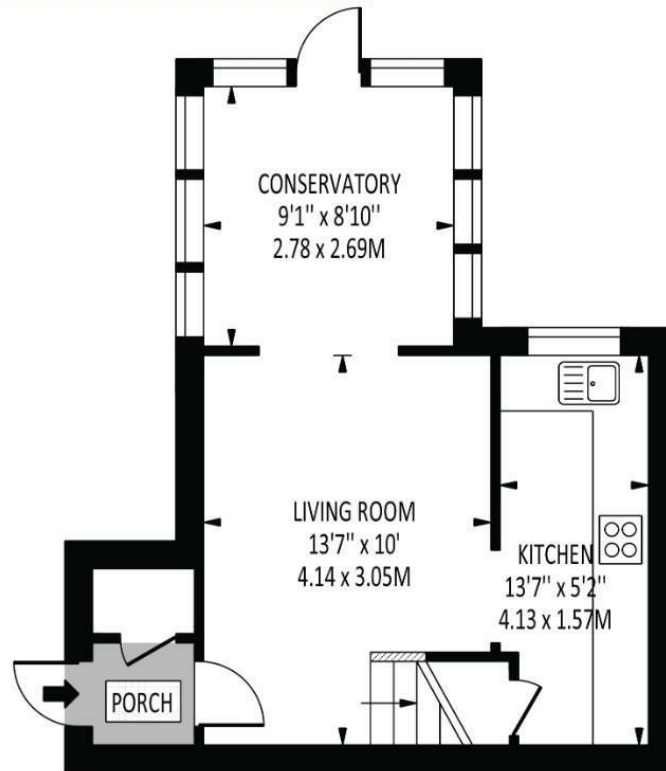




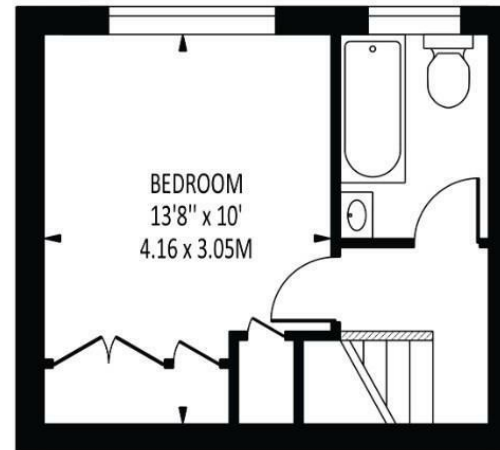
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Wolsey Close
Total Area: 542 SQ FT • 50.35 SQ M



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		
	61	80
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.

