



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

£310,000

Leasehold

- Two Double Bedrooms
- First Floor Maisonette
- Spacious Lounge
- Double Aspect Kitchen
- Private Garden
- Walk to Stoneleigh Station
- Walk to Shops & Schools
- No Chain



The Personal Agent are delighted to welcome to the market this spacious maisonette situated within easy walking distance of local shops and schools, as well as Stoneleigh railway station and Stoneleigh Broadway and local amenities.

The property boasts two generously proportioned double bedrooms and a spacious lounge.

To the rear is a fantastic private garden which is mainly laid to lawn.

Early viewing highly recommended by sole agents. No chain.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations 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, making this property ideal for a commuter too.

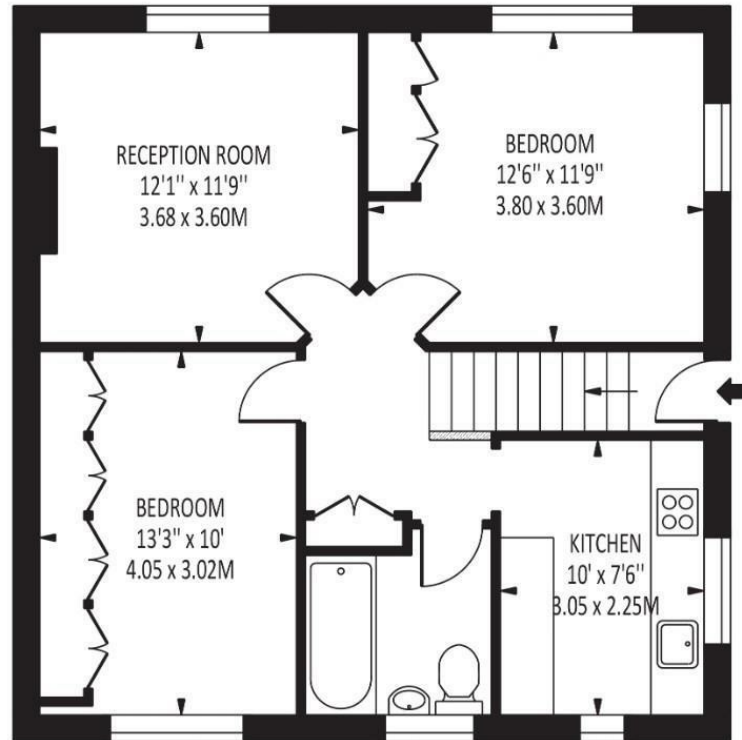
Tenure - Leasehold.





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Ardrossan Gardens
Total Area: 621 SQ FT • 57.67 SQ M



SECOND 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		74	76
(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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