



Glyn Road, Worcester Park

The **PERSONAL** Agent

Offers Over £700,000

Freehold

- Attractive Semi Detached House
- Private Block Paved Driveway
- Living Room With Bay Window and Fitted Shutters
- Modern Fully Fitted Kitchen/Dining Room
- Conservatory/Playroom
- Ground Floor Bedroom and Shower Room
- Three First Floor Bedrooms
- Modern Family Bathroom
- Well Established Level Rear Garden
- Sought After Location Close To Shops and Good Schools

A beautifully presented four bedroom semi detached family home with blocked paved driveway and well established level rear garden situated in a sought after residential road close to good local schools, high street shops and transport links. Viewing Highly Recommended.

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 two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

The welcoming entrance hall sets the tone of what's to come with tasteful décor and engineered oak flooring. From here you have access to a nicely proportioned living room that is centred around a large double glazed bay window with bespoke wooden shutters and a

feature fireplace and then access to what is definitely the heart of this home, the kitchen/dining room and conservatory blend together to provide the ultimate living space. From a practical viewpoint, this home also delivers with the rare and thoughtful addition of a ground floor bedroom/home office and a separate shower room. Upstairs there are three nicely proportioned bedrooms, a modern family bathroom and a sizable loft space.

Outside, the property also shines with a great sized level rear garden that enjoys brilliant privacy and there are wooden storage sheds for all your garden furniture and tools.



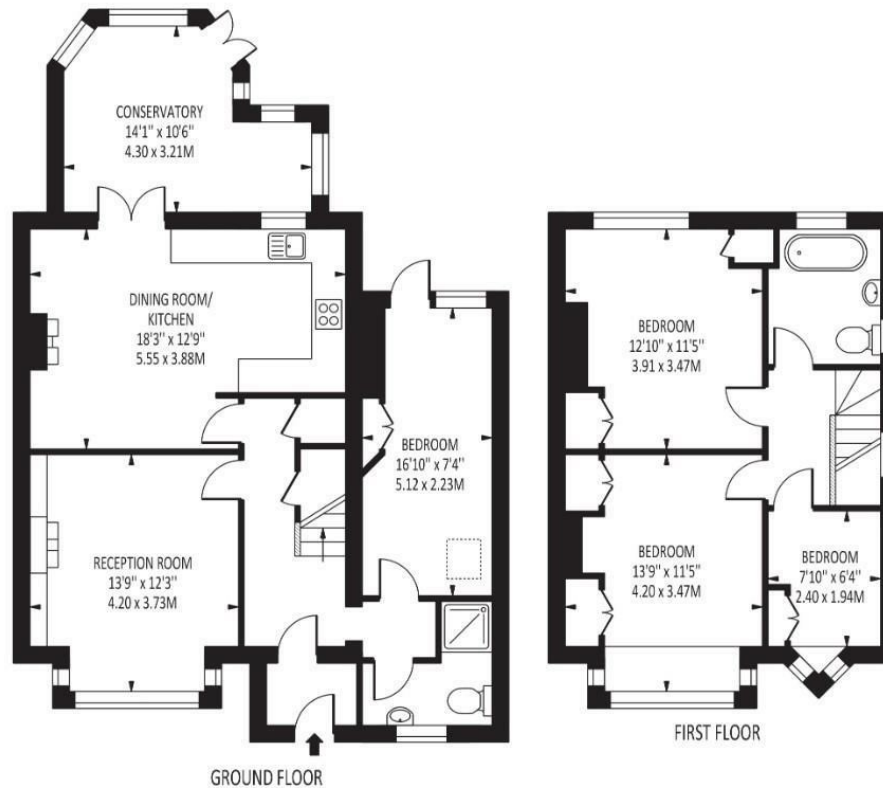


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Total Area: 1306 SQ FT • 121.33 SQ M



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		87
(81-91) B		
(69-80) C	71	
(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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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