



Elmstead Gardens, Worcester Park

The **PERSONAL** Agent



# £665,000

## Freehold

- Four Bedrooms
- Kitchen / Dining / Living Space
- Spacious Lounge
- Ensuite Shower Room
- Family Bathroom
- Downstairs W/C
- 60ft West Facing Garden
- Walk to Shops, Schools & Station



The Personal Agent are proud to present to the market this stunning, four bedroom family home which has been extended and refurbished to a very high standard by the current owners.

The property offers a stylish open plan kitchen / dining / living space to the rear with Velux windows above and sliding double glazed doors which span the width of the rear wall and allow in plenty of natural light. Separately downstairs is a spacious lounge with a fireplace and bay window.

To the first floor are three generously proportioned bedrooms including two doubles and one single

bedroom opposite the family bathroom.

The top floor is occupied by an 18ft Master bedroom and ensuite shower room.

Outside, to the front of the property is a brick block driveway, and to the rear a West facing 60ft garden.

Early viewing essential to avoid disappointment. Sole agents.

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, Worcester Park also offers great access to public transport. Kingston which offers a more comprehensive range of shopping is just a short drive away.

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 - Freehold  
Council tax band - D









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



