



Trent Way, Worcester Park

The **PERSONAL** Agent



# Offers Over £450,000

## Freehold

- Modern and Stylish End Of Terrace House
- Enclosed Entrance Porch Leading to Hallway
- Downstairs Cloakroom
- Spacious Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Private Driveway and Detached Garage
- Fully Enclosed Garden
- Sought After Close In Worcester Park

A well appointed two bedroom end of terrace house with private driveway and detached garage as well as a private fully enclosed garden, situated in a popular close in a highly regarded area of Worcester Park.

There is a lovely feel to this stylish home that provides spacious ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life. The addition of a recently modernised kitchen is perfect for cooking up culinary delights and a useful downstairs cloakroom is located off the entrance lobby.

Parking is a breeze with both a private driveway to the front leading to detached garage.

This home is perfect for first time buyers, those



wanting to downsize without compromise or a lucrative rental investment property, as the location is perfect for commuting into London.

On the first floor are two well proportioned bedrooms and a modern bathroom complete with a matching three piece suite and fully tiled walls.

The loft is boarded and provides practical storage space. Further noteworthy points to mention include gas central heating and full double glazing.

Outside the property benefits from a fully enclosed garden which is accessed immediately outside the front door. The garage is fully equipped with power and lighting and is currently used as a home gym or can be converted into a useful home office.

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 - Freehold  
Council tax band - D





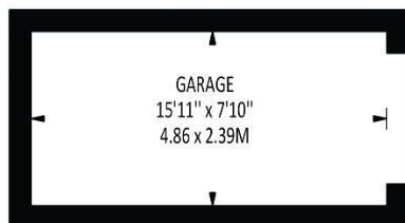
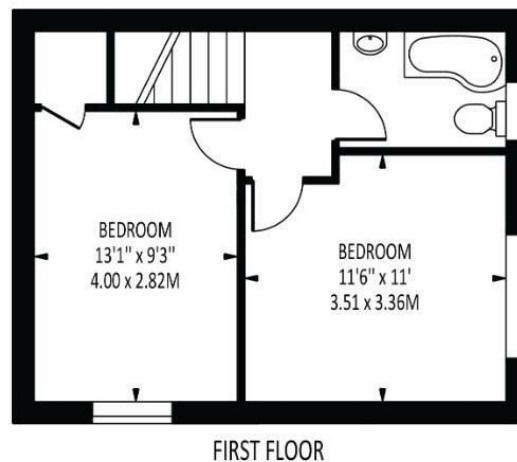
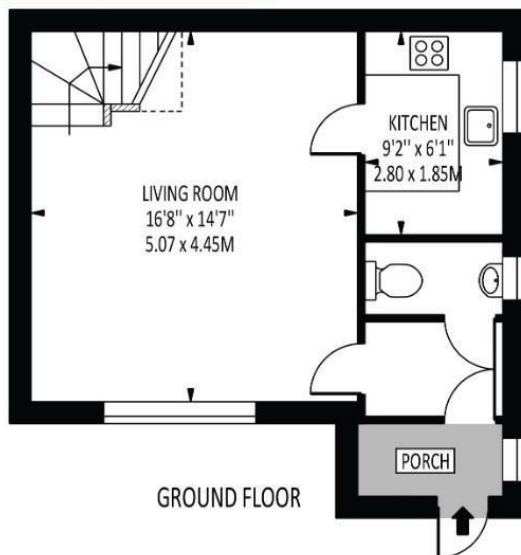




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## Trent Way

Total Area: 862 SQ FT • 80.08 SQ M  
(Including Garage)  
Garage Area : 120 SQ FT • 11.19 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</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		
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.



