



Highdown, Worcester Park

The **PERSONAL** Agent

Guide Price £875,000

Freehold

- Attractive Double Fronted 1930's Residence
- Arched Covered Front Entrance Leading To Spacious Hallway
- Separate Living Room With Large Bay Window
- Dining/Family With Adjoining Sun Lounge
- Fully Fitted Kitchen With Utility Lobby
- Study/Home Office or Cosy Snug
- Four Generously Sized Bedrooms
- Spacious Family Bathroom
- Well Established Landscaped Level Rear Garden
- Desirable and Highly Sought After Residential Road

The Personal Agent are delighted to offer this beautifully appointed four bedroom double fronted semi detached family home offering impressive living space located in one of Worcester Park's most desirable roads.

Located in an enviable position approximately half a mile of Worcester Park High Street and railway station, this attractive 1930's home has been fully beautifully maintained and skilfully extended to provide impressive accommodation over two floors and would ideally suit a growing family or those looking for a home which provides enough space for multigenerational living under one roof.

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.

Some of the standout features include a separate living room



with a feature fireplace and large bay window to the front aspect. A spacious dining/family room with a lovely sun lounge to the rear with doors leading out to a level and secluded landscaped rear garden. A useful study/home office or snug for the kids to enjoy.

The high quality kitchen is fitted with a matching range of floor and wall mounted units with contrasting worktops and a door to the rear garden and there is access to a practical utility area/lobby.

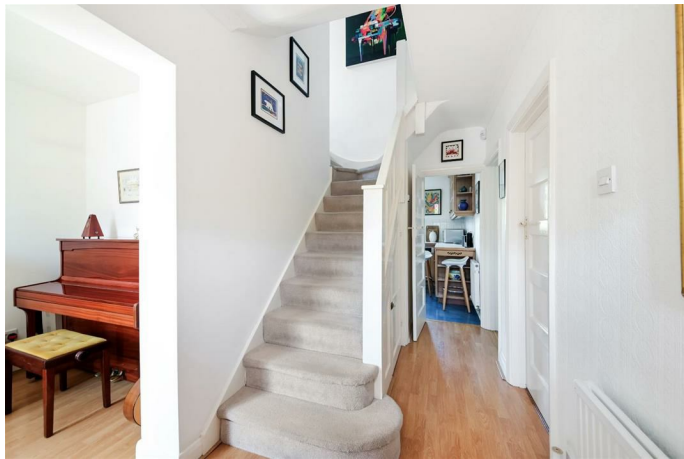
Four generously sized bedrooms are complemented by a spacious family bathroom with a matching four piece suite providing plenty of space for rejuvenation.

Outside the rear garden has been thoughtfully landscaped and features a large paved terrace which leads to a well maintained lawn and there is a wooden timber shed. To the front is large driveway providing ample off road parking which is well screened from the road.

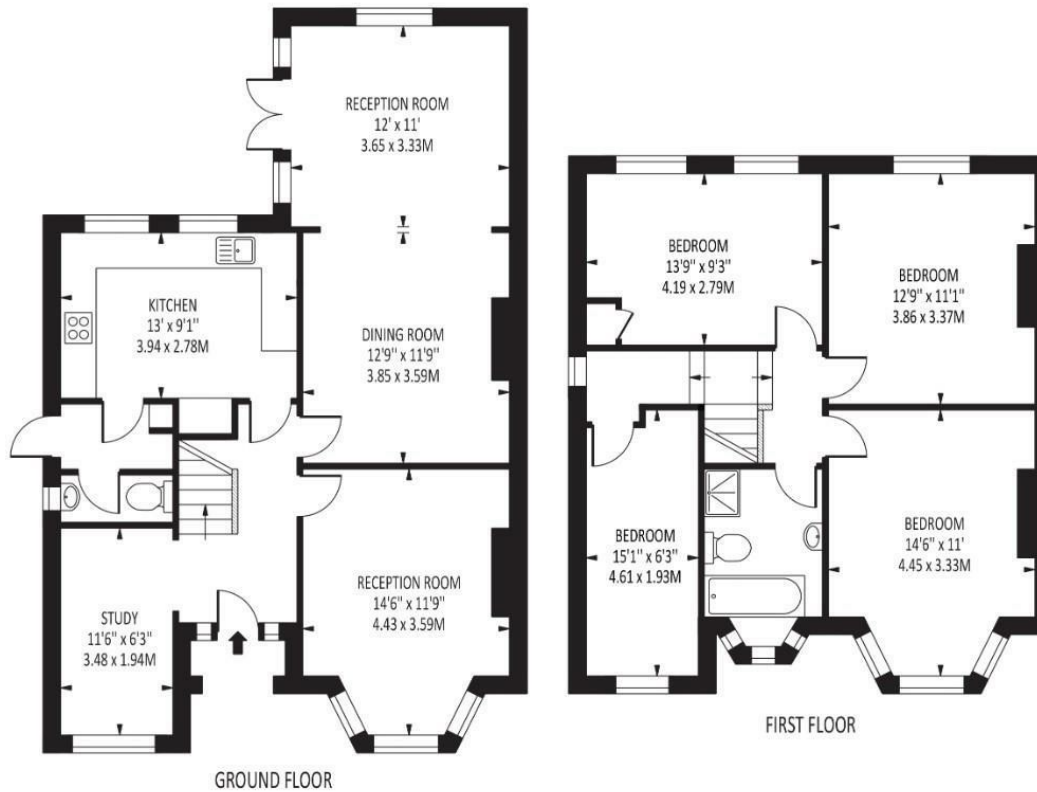
The property is within walking distance of Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

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

Tenure - Freehold
Council tax band - E







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		
	59	74
England & Wales		
EU Directive 2002/91/EC		

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