



Haymer Gardens, Worcester Park

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Bright and Spacious Detached House With No Onward Chain
- Welcoming Entrance Hallway
- 22'1" x 15'4" Lounge/Dining Room
- Modern Fully Fitted Kitchen/Breakfast Room
- Ground Floor Bedroom/Study with Adjoining Shower Room (Annex Potential)
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Level and Secluded Rear Garden
- Fully Equipped Detached Cabin With Mezzanine
- Permission Granted For Driveway To Front

The Personal Agent are delighted to bring to market this three/four bedroom detached house offering annex potential and a detached cabin. The property occupies an enviable corner position in a sought after close less than half a mile from Worcester Park Station and is offered to the market with no onward chain.

Homes in this desirable area are highly sought after and this house sits on a prime position with the added benefit of flexible living space in the form of a ground floor bedroom with adjoining shower room providing granny annex style accommodation or a useful study/family room with direct access to the rear garden.

The house itself is well presented with a bright and airy feel and spacious living accommodation which would ideally suit a growing family due to its convenient location and being close to good local schools and public transport links.



You are greeted by a front garden set to lawn which has planning permission granted for a dropped curb and driveway providing off road parking and a pathway leads to the front entrance with door to a spacious hallway with doors off to all rooms.

The ground floor living space consists of a spacious lounge which leads to a formal dining area perfect for relaxing with the family and entertaining guests and from here you access a fully fitted kitchen/breakfast room with contrasting worktops and useful utility cupboard for appliances.

Upstairs there are three double bedrooms, all with double glazed windows and fitted wardrobes and a family bathroom fitted with a matching contemporary style suite in white.

A particular feature of the home is the level rear garden with a paved terrace seating area and level lawn with flowerbeds stocked with trees and shrubs. To the rear is a detached cabin with a mezzanine storage area that can be used as a home office, summer house or studio.

Homes in this desirable area are extremely popular due to its excellent location close to good local schools, parks and high street with a wide choice of cafes, restaurants and pubs and station with regular fast trains to London Waterloo (25 minutes).

The property is within walking distance of Worcester Park station (zone 4), which is roughly a 12 minute walk (0.6 of a mile) and Stoneleigh station (zone 5) which is a 20 minute walk, each with regular services into London Waterloo. Both the M25 and A3 are easily accessible, giving a straightforward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Kingston and Sutton shopping centres and Morden underground, making this property ideal for commuters.

Tenure: Freehold
Council Tax: E





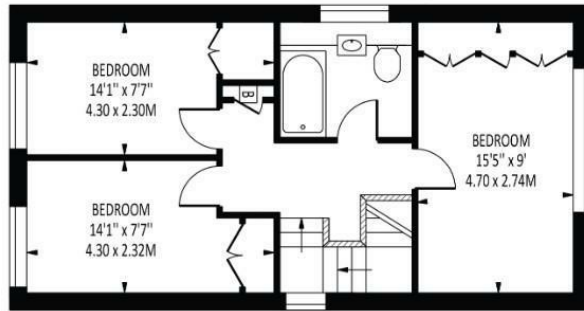
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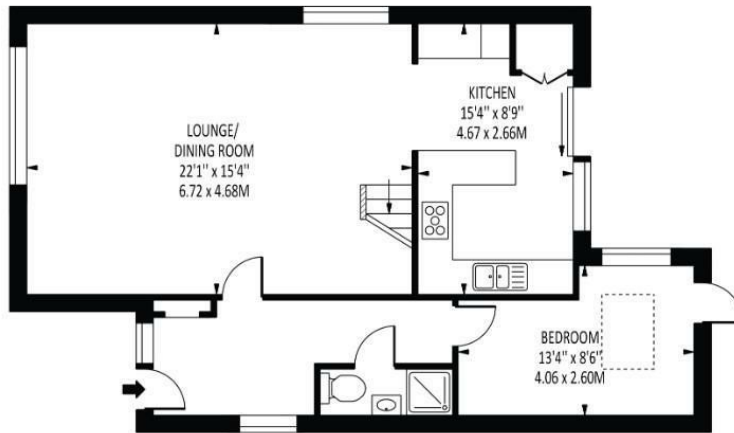
Haymer Gardens,

Worcester Park

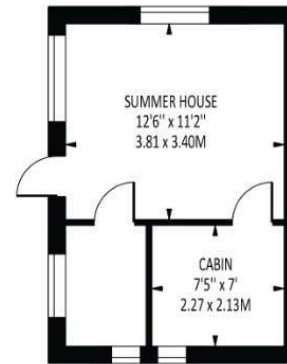
Total Area: 1414 SQ FT • 131.37 SQ M
(Including Outbuilding)
Outbuilding Area : 229 SQ FT • 21.28 SQ M



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

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			76
(55-68) D		58	
(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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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.

