



Sandringham Road, Worcester Park

The **PERSONAL** Agent

Offers Over £725,000

Freehold

- Attractive Semi Detached House With Extension Potential STPP
- Ample Driveway With Parking For Several Cars
- Good Sized Entrance Hall
- Spacious Lounge With Dining/Family Room
- 16'1 x 12'9 Sun Lounge/Conservatory
- Great Size Fully Fitted Kitchen
- Ground Floor Bedroom and Shower Room
- Three Further First Floor Bedrooms
- Modern Family Bathroom
- Stunning Corner Position in Sought After Location

A beautifully presented four bedroom semi detached family home with ample driveway occupying a desirable position in a sought after residential road close to good local schools, Worcester Park High Street and Station and Cuddington Park. Viewing Highly Recommended.

There is a lovely flow and feel to this home, with 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 or side extension, 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 and a feature fireplace and open access to a generous dining/family room with plenty of space for entertaining and large table and chairs. To the rear is delightful sun lounge/Conservatory with views over and direct access to the rear garden. The kitchen is fully fitted with ample storage and worktop space and when you blend all these rooms together they provide the ultimate living space. From a practical viewpoint, this home also delivers with the rare and thoughtful addition of a ground floor bedroom and a separate shower room along with a separate utility/storage room.

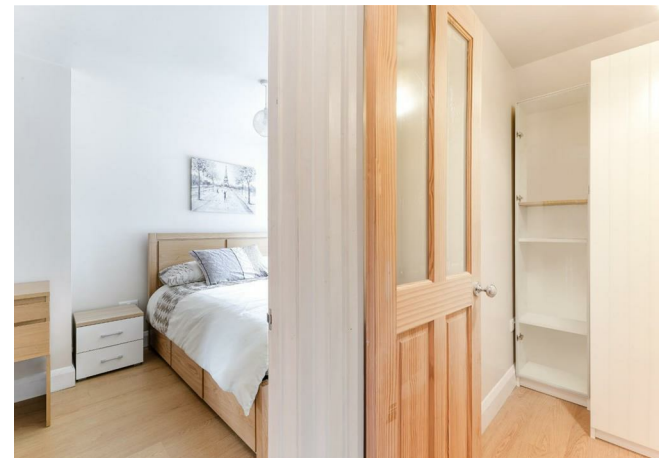
Upstairs there are three nicely proportioned bedrooms, a modern family bathroom and a sizable loft space. Outside, the property occupies a secluded position with a low maintenance courtyard style rear garden and side return with access to a handy workshop/storage shed which is fully equipped with power and lighting, room for bin storage and secure gated access to the front driveway.

This desirable area is 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 (25min).

The property is within walking distance of both Worcester Park station which is roughly a 12 minutes walk (0.6 of a mile) and Stoneleigh mainline rail station which is 20 minutes walk with regular services to London. 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 Kingston and Sutton Shopping centres and Morden underground, making this property ideal for commuters.

Tenure: Freehold
Council Tax: E

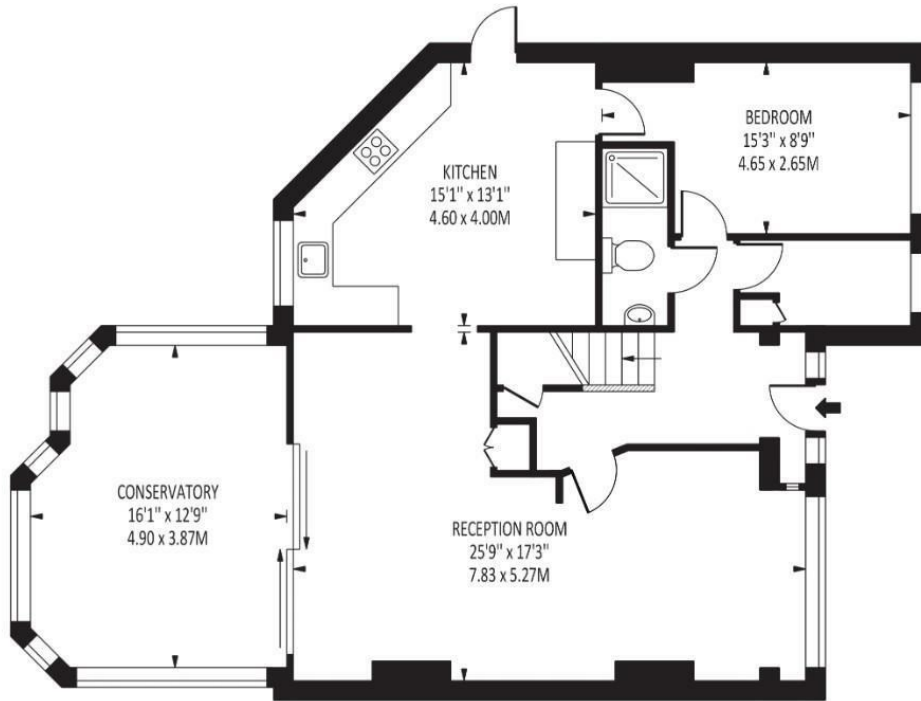




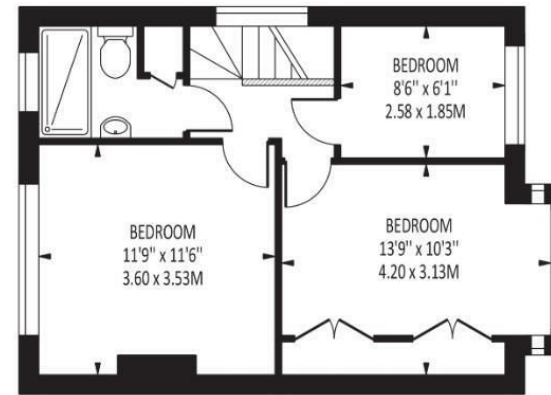
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Total Area: 1448 SQ FT • 134.49 SQ M




GROUND FLOOR



FIRST FLOOR

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		76
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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