



Avon Close, Worcester Park

The **PERSONAL** Agent



# Price Guide £390,000

## Leasehold

- Spacious First Floor Maisonette
- Private Front Entrance With Inner Lobby
- Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Double Glazing and Gas Central Heating
- Fully Enclosed Private Garden
- Sought After Cul De Sac Location
- 0.3 Mile of Worcester Park Station.

A larger than average two bedroom purpose built maisonette with private rear garden situated in a highly sought after close within walking distance of Worcester Park High Street and Station with regular train service to London Waterloo in under 30 minutes.

Located approx 6 minutes walk (0.3mile) to Worcester Park Station, this spacious first floor maisonette benefits from its own private entrance and a fully enclosed rear garden.

Properties of this type are generously sized and are generally bigger than more modern alternatives and would appeal to those who are looking to bridge the gap between an apartment and traditional house.

So whether you are looking to buy your first home, wanting to downsize or looking for a rental investment property, this home ticks all the boxes.



You enter the home via a private front entrance with an inner lobby with stairs to the first floor landing and doors off to rooms. There is a spacious lounge/dining room with double glazed window to the rear aspect overlooking surrounding gardens and a good sized modern fully fitted kitchen.

Both the bedrooms are well proportioned double rooms both with double glazed windows and there is a separate family bathroom.

Outside the garden is laid mainly to lawn with raised railway sleeper flowerbeds and there are two brick built storage sheds providing handy secure storage and a potting shed for the garden tools.

Agent Notes: The managing agents are currently in the process of obtaining quotes for the roofs to be replaced and the cost is to be spread evenly between all the residents of Avon Close. This is expected to take place in the next year or so.

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: Leasehold 172 years approx remaining  
Ground Rent: £79.17 per month Including building insurance  
Service Charge: Nil  
Council Tax: Currently Band 'C'









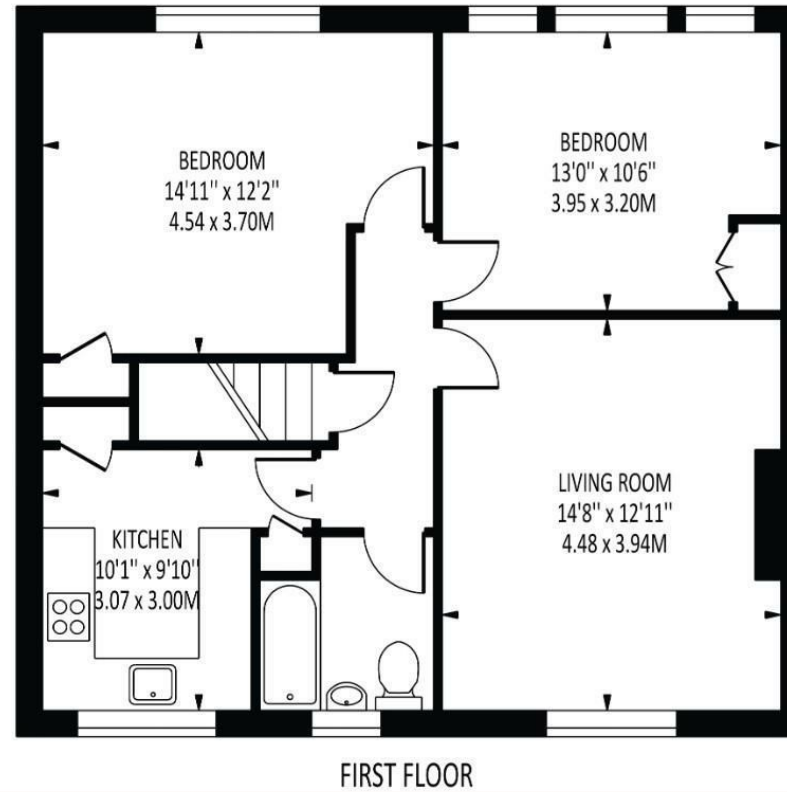
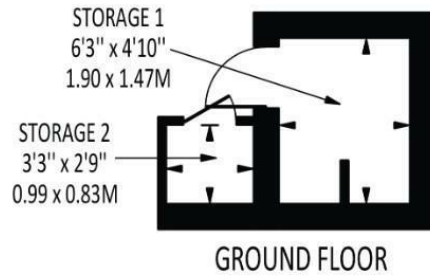


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## Avon Close



Total Area: 791 SQ FT • 73.46 SQ M  
(Including Storage 1 & Storage 2)  
Storage 1 Area : 30 SQ FT • 2.79 SQ M  
Storage 2 Area : 9 SQ FT • 0.82 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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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.



