



Inveresk Gardens, Worcester Park

The **PERSONAL** Agent



# Offers In Excess Of £625,000 Freehold

- Three Bedrooms
- End of Terrace
- Two Reception Rooms
- 15ft Kitchen / Breakfast Room
- Driveway
- 62ft South Facing Garden
- Detached Outbuilding
- Walk to Shops, Schools & Station



This extended three bedroom family home is situated within easy walking distance of local schools, shops and both Worcester Park and Stoneleigh railway stations.

The property offers two spacious reception rooms; a lounge with fireplace to the front, and a rear reception room which is open plan to a kitchen / breakfast room extension with a door to the garden.

Upstairs are three bedrooms in a classic 1930s layout with two large double bedrooms and one single bedroom opposite the family bathroom.

To the front of the property is a brick block driveway and to the rear a 62ft South facing garden, towards the end of which is a spacious out house currently utilised as a workshop.

Early viewing essential to avoid disappointment. Sole agents.

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 - Freehold  
Council tax band - E











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	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.



