Auriol Close, Worcester Park

The PERSONAL Agent

Offers In Excess Of £1,000,000
Freehold

- Detached Five Bedroom Family Home
- Total Floor Space Totalling 2415 SQFT
- Additional Study
- Open Plan modern Kitchen
- Detached Large Garage
- Beautifully Landscaped Rear garden With Entertainment Space
- No Onward Chain
- Solar and Battery with Additional EV Charger Giving The Home A EPC Banding Of B
- Off Street Parking for Three Cars
- Side Extension Currently Set up as additional living space

The Personal Agent are delighted to offer this exceptional and beautifully presented detached family home, which has been substantially extended and thoughtfully designed to provide an outstanding combination of space, flexibility and modern family living.

A real highlight is the impressive side extension, offering superb versatility and making the property particularly appealing to growing or multi generational families. The accommodation provides a family room, double bedroom and separate shower room, creating an ideal guest suite, teenage retreat or private space for an older family member.

An impressive family home with flexible accommodation, a superb open-plan 23' x 19' lounge, dining area and fitted kitchen with integrated appliances. The ground floor also features a reception hall, study/additional bedroom and cloakroom. Upstairs are four well-proportioned bedrooms, with fitted wardrobes, including master with en suite, plus family bathroom.

The exceptional south-facing rear garden is landscaped for entertaining and family enjoyment, with paved and artificial lawn areas, hot tub, summer house, garden kitchen with BBQ and pizza oven, bar and feature lighting. The property backs directly onto Auriol Park, providing an attractive outlook and immediate access to green space.

Further benefits include a double garage with EV charging, private driveway parking for several vehicles, underfloor heating, air conditioning, security cameras, alarm, integrated sound systems and extensive feature lighting. A rare opportunity combining space, flexibility and lifestyle appeal.

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. Worcester Park also offers great access to public transport.

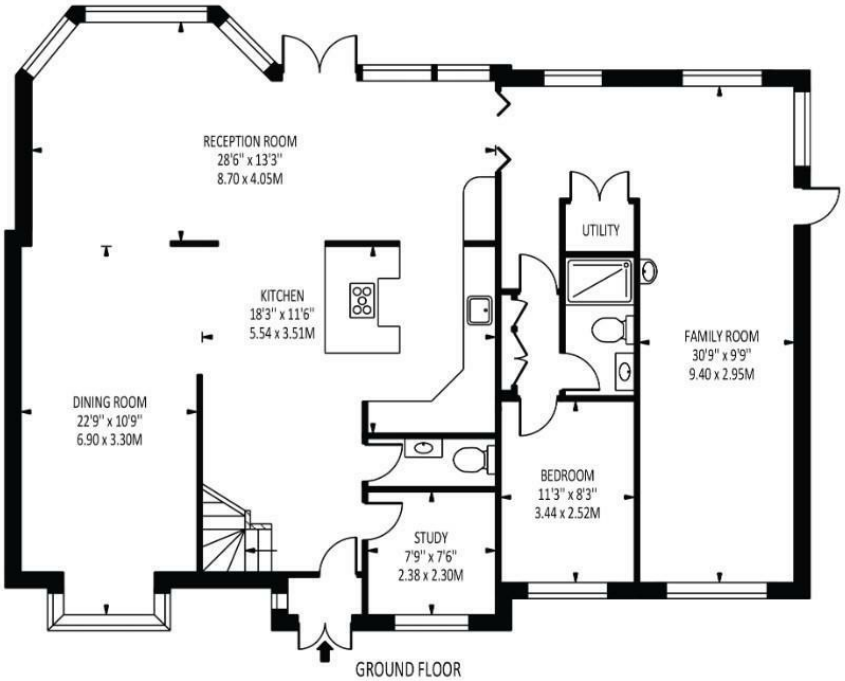
Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally
Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

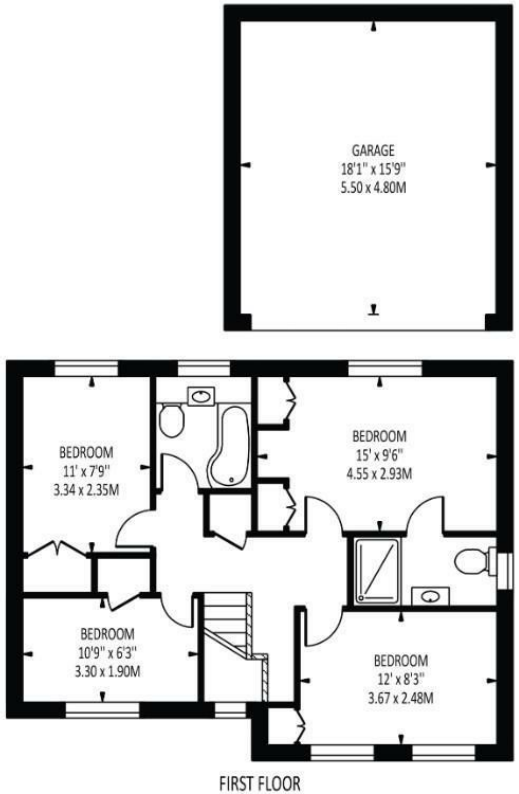
Tenure- Freehold
Council Tax Band- F

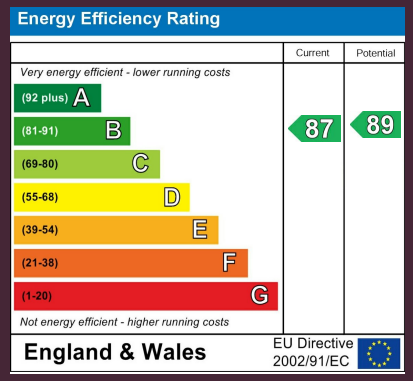
The PERSONAL Agent

Auriol Close

Total Area: 2415 SQ FT • 224.36 SQ M
(Including Garage)
Garage Area : 284 SQ FT • 26.40 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 inpspection, 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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The PERSONAL Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.

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.