



Dundela Gardens, Worcester Park

The **PERSONAL** Agent

# Guide Price £700,000

## Freehold

- Attractive Bay Fronted Semi Detached House
- Traditional Entrance Hall
- Double Aspect Through Lounge
- Extended Kitchen/Dining Room With Vaulted Ceiling
- Three Good Sized Bedrooms
- Stylish Family Bathroom With Separate W.C
- Pretty and Secluded Level Rear Garden
- Private Driveway and Attached Garage
- Highly Sought After Cul-De-Sac Location
- Scope for Further Extension To Side and Rear STPP

A beautifully presented three bedroom semi detached family home with rear kitchen extension and level landscaped rear garden situated in a highly sought after close on the Stoneleigh/Worcester Park borders close to the historic Nonsuch Park and good local schools. Viewing is highly recommended.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

The well established and secluded level rear garden is another stand out feature with its secluded terrace and potting shed, a peaceful retreat, perfect for relaxing or entertaining outdoors.

The bright and airy entrance hall sets the tone of what's to come



and from here you have access to a nicely proportioned double aspect through lounge that is centred around a feature fireplace and a large bay window with bespoke wooden shutters to front and french doors to the rear which lead out to the pretty rear garden.

Definitely the heart of this home is the rear kitchen extension with lovely high vaulted ceiling. This area of the house measures an impressive 20'4"x 10'7" with doors opening onto a secluded terrace and rear garden and a defined dining area with space for dining table and chairs that all blend together to provide the ultimate space. On the first floor are three nicely proportioned bedrooms, a modern and stylish family bathroom with a handy separate W.C.

Outside, the property also shines with a great sized level child friendly rear garden and a paved terrace seating area with side access to an attached garage which provides further scope for extension to the side and above subject to obtaining the relevant planning consents.

Worcester Park offers a larger 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. There are a good choice of local schools for all ages including Cheam Common Infants and Juniors, Nonsuch Primary and High School for Girls and Sutton Grammar to name a few.

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 - D



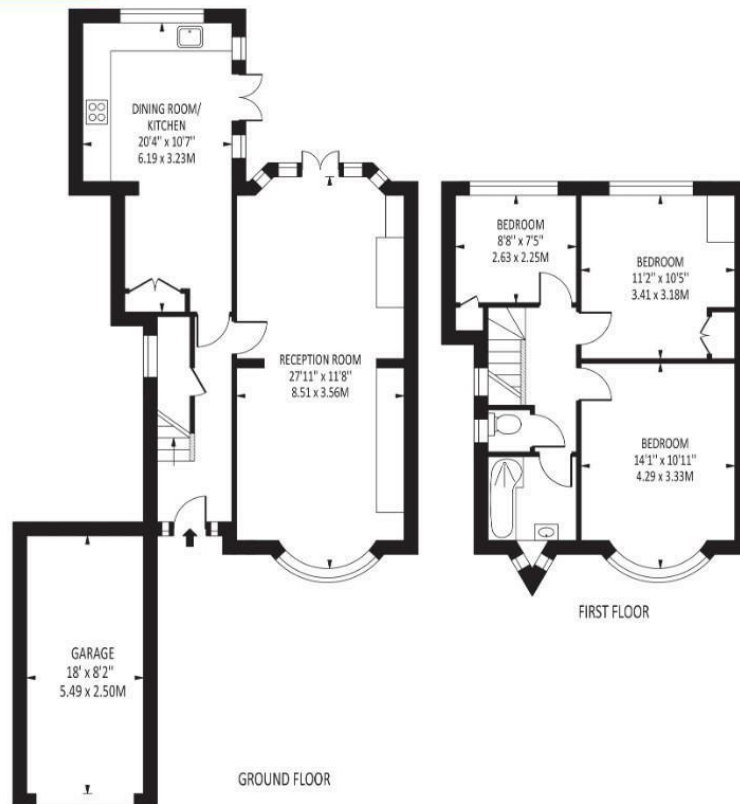


The **PERSONAL** Agent

## Dundela Gardens, Worcester Park

Total Area: 1181 SQ FT • 109.76 SQ M  
(Including Garage)

Garage Area : 148 SQ FT • 13.72 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) <b>A</b>                          |           | <b>85</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>62</b> |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

### 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 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.

