



Woodlands Avenue, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £925,000 Freehold

- Stunning Detached Family Home
- Four Double Bedrooms
- Modern Family Bathroom And Private Ensuite To Master
- Two Reception Rooms
- Stunning Open Plan Kitchen Dining Room With Separate Utility Room
- Private and landscaped garden with permanent fixed gazebo
- Popular And Quiet Residential Road
- Off Street Parking for Multiple Cars



The Personal Agent are extremely delighted to welcome to the market this stunning and beautifully presented four bedroom detached family home. The property itself is set on a highly desirable residential road within the Worcester Park Area offering great access to a number of transport links and great local amenities.

The property itself is truly stunning internally and boasts a layout which currently comprises of two reception rooms, a bright and open plan kitchen dining room with byfolding doors, offering access to the garden and to a separate utility room. Four double bedrooms, the largest of which boasts a private ensuite with the addition of a modern family bathroom and a separate downstairs w.c. With the addition of under floor heating through out the down stairs and a large loft this property really does offer everything a family would be looking

for.

Externally the property offers a private and landscaped rear garden with a patio area with a fixed gazebo structure which is a sun trap for the south facing garden landscaped rear garden and off street parking for multiple cars to the front of the property. With so much to offer we really recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which

offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes.

Worcester Park's attractive & bustling High Street with a number of shops and a great selection of restaurants and pubs alike. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park, formally the site of Henry VIII's Nonsuch Palace.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(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.

