



Inveresk Gardens, Worcester Park

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Four Bedrooms
- Terraced House
- Kitchen / Dining Room
- Spacious Lounge
- Ensuite Shower Room
- South Facing 77ft Garden
- Brick Block Driveway
- Walk to Shops, Schools & Stn.



**** GUIDE PRICE £600,000 - £625,000 **** Situated within walking distance of local schools, shops and Stoneleigh or Worcester Park railway stations is this well presented, four bedroom family home.

The property offers a kitchen / dining room to the rear with double doors to the garden and a spacious lounge with fireplace to the front.

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

The top floor is occupied by an impressive Principal bedroom with a Juliette balcony and stylish ensuite shower room.

A brick block driveway and 77ft South facing garden complete this highly desirable home.

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 - D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	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.

