



Stoneleigh Avenue, Worcester Park

The **PERSONAL** Agent

Price Guide £625,000

Freehold

- Attractive semi-detached home
- Three nicely proportioned bedrooms
- Vendor suited to no chain property
- Smart and comfortable living room
- Kitchen/dining room with doors to garden
- White upstairs bathroom suite
- 82ft Easterly facing private rear garden
- Garage to the rear of the plot
- Driveway with off street parking
- Scope to convert the loft space STPP

The Personal Agent are proud to present this attractive end of terrace family home, featuring a fantastic 82ft rear garden, which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a significant loft conversion and/or a large ground floor rear extension, which many of these homes have undertaken, subject to planning permissions being obtained.

Our vendors are suited to an end of chain property, meaning a



swifter than usual move could be facilitated.

The welcoming entrance area is open plan into the living room that is centred around a fireplace and provides the ultimate first impression with a real warm, cosy yet spacious feel. From this room there is access to what is definitely the heart of this home, the kitchen/dining room with doors linking to the garden.

Upstairs there are three nicely proportioned bedrooms, a modern family bathroom and a sizable loft space.

Outside, the property also shines with a great sized 82ft x 22ft Easterly facing garden that enjoys brilliant privacy, side and rear access as well as a garage to the rear of the plot that enjoys vehicular access via a communal access road.

Homes in this desirable area are extremely popular due to its excellent location close to good local schools, parks and high street with a wide choice of cafes, restaurants and pubs and station with regular fast trains to London Waterloo.

The property is within walking distance of both Worcester Park station which is roughly a 12 minutes walk (0.6 of a mile) and Stoneleigh mainline rail station which is 20 minutes walk 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.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Tenure: Freehold
Council Tax: D





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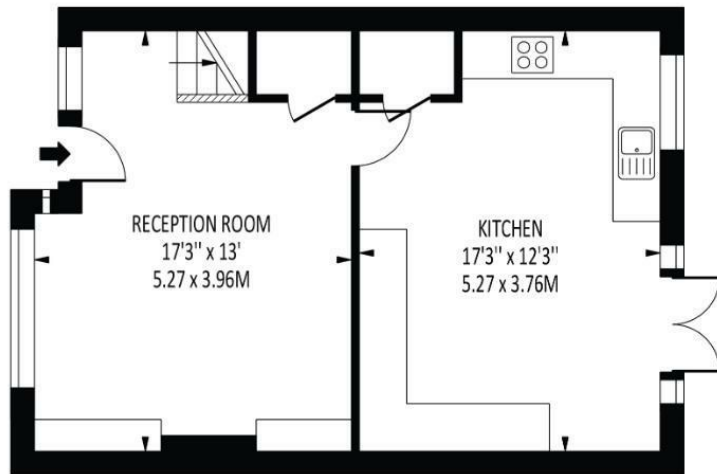
Stoneleigh Avenue,

Worcester Park

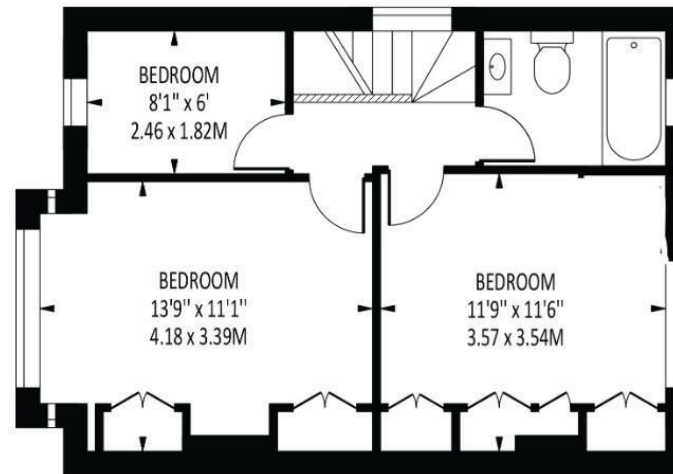
Total Area: 1036 SQ FT • 96.22 SQ M

(Including Garage)

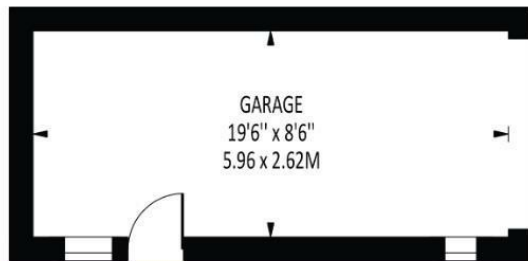
Garage Area : 168 SQ FT • 15.60 SQ M



GROUND FLOOR

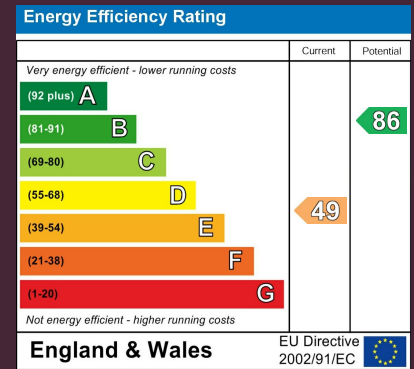


FIRST FLOOR



Disclaimer: For Illustration Purposes only

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