



Boscombe Road, Worcester Park

The **PERSONAL** Agent

Price Guide £485,000

Freehold

- Stunning House With Rear Extension
- Modern and Stylish Throughout
- Entrance Hall
- Downstairs Cloakroom
- Separate Living Room
- Large Kitchen/Dining Family Room
- Bi-Fold Doors to Landscaped Garden
- Two Well Proportioned Bedrooms
- Modern Family Bathroom
- Driveway and Detached Double Garage

A beautifully appointed two bedroom house with stunning rear kitchen extension, private driveway with parking for several cars and a landscaped level garden with detached garage to rear, situated in a popular residential area. Viewing Highly Recommended.

The property has been cleverly extended and is very well presented throughout and provides spacious, particularly well balanced accommodation making it an ideal layout for modern family living.

Homes within this location are always popular and highly sought after due to its good choice of local schools for all ages and regular transport links to Central London.

The accommodation comprises a welcoming entrance hallway with stairs to the first floor landing and a door to a separate living room with double glazed bay window to the front. The star of the show is the stunning rear extension with a modern fully



fitted kitchen with breakfast bar seating area, which is a great space for entertaining and day to day family life. and there are double glazed bi-folding doors leading out to a landscaped level rear garden. From a practical sense there is a downstairs W.C.

On the first floor are two well proportioned bedrooms and access to a loft space with ample storage, which many of these homes have chosen to covert into accommodation. Further noteworthy points to mention include gas central heating and full double glazing.

To the front is a large block paved driveway with off street parking for several cars. The garden has been landscaped to be low maintenance with a timber deck terrace which spans the width of the property and leads to a gravelled area with pathway to a paved patio and detached double garage which is accessed via service lane from the rear.

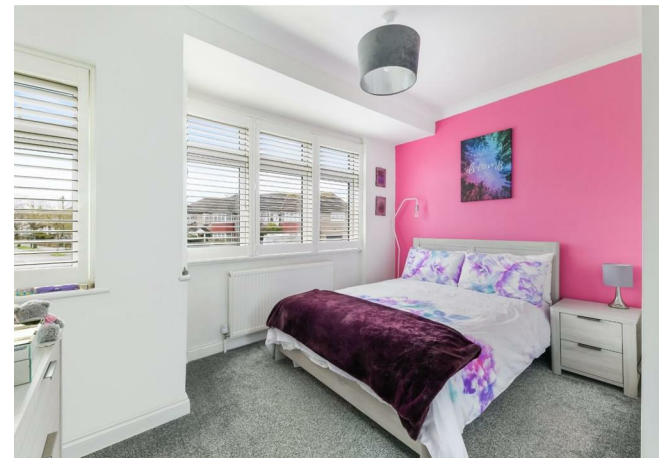
Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as

well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Worcester Park mainline rail station 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 freehold property ideal for commuters.

Tenure - Freehold
Council Tax: D



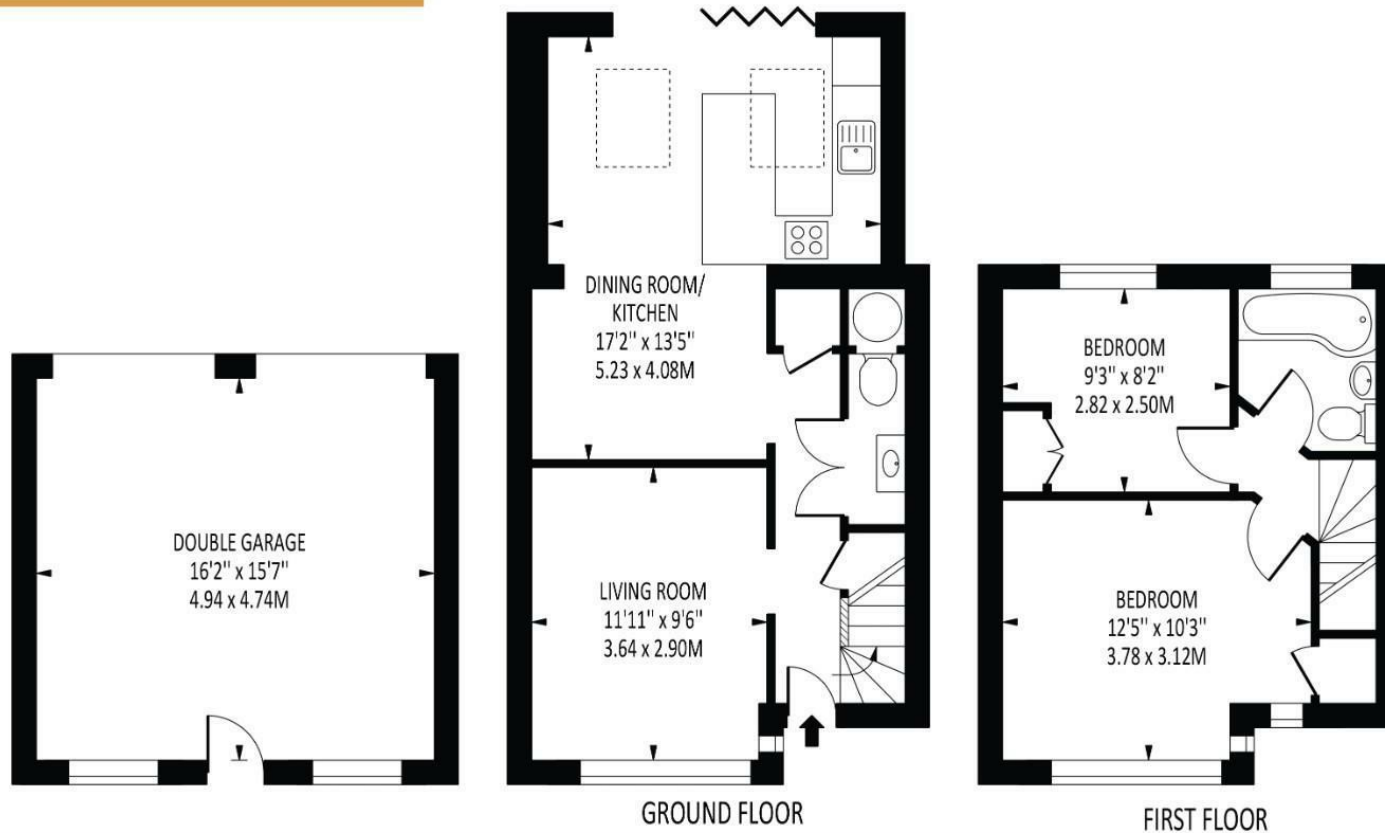


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Boscombe Road

Total Area: 936 SQ FT • 86.97 SQ M
(Including Garage)
Garage Area : 252 SQ FT • 23.42 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) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 54 | |
| (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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