



Alsom Avenue, Worcester Park

The **PERSONAL** Agent

Price Guide £525,000

Freehold

- Modern Semi Detached House
- Entrance Hallway
- Downstairs Cloakroom
- Fully Fitted Kitchen/Breakfast Room
- Spacious Living/Dining Room
- Three Well Proportioned Bedrooms
- Modern Bathroom Suite
- Level Rear Garden
- Private Driveway and Garage To Rear
- No Onward Chain



A modern three bedroom semi detached house with fully enclosed level garden and a private driveway with detached garage to the rear, situated in a popular residential area and offered to market with no onward chain.

The property is beautifully presented throughout and there is a downstairs cloakroom for your convenience, whilst the equally modern fully fitted kitchen is a highlight of this home, providing a sleek and functional space for all your culinary adventures.

Another of the standout features of this property is spacious reception room which is further enhanced by a feature fireplace creating a warm and inviting atmosphere during the colder months and benefits from direct access to the rear garden and secure and private access to the garage and driveway.

On the first floor there are three very nicely proportioned bedrooms and a modern refitted bathroom.

This home would suit downsizers looking for low maintenance 'turn key' property, first time buyers or as a lucrative rental investment property.

Step outside into the well-maintained level rear garden, where you can enjoy the sunshine and relax in your own private outdoor oasis. The garden size is perfect for keen gardeners or simply unwinding after a long day.

Conveniently located approximately half a mile of high street shops and railway stations, this property offers both comfort and accessibility. Don't miss the opportunity to make this lovely house your new home. Book a viewing today and experience the charm of the local area.

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.

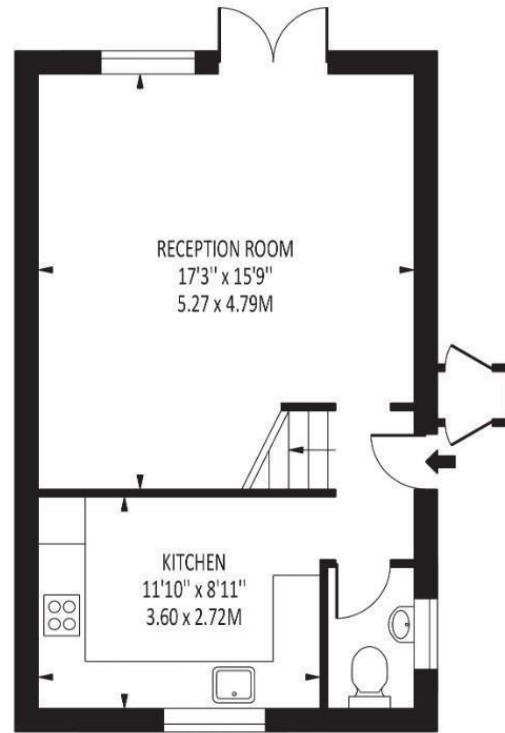
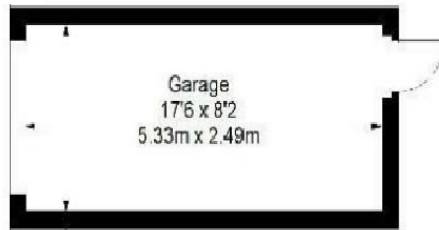
The property is within walking distance of both Stoneleigh station which is roughly a 14 minutes walk (0.6 of a mile) and Worcester Park mainline rail station which is 17 minutes walk with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London 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.

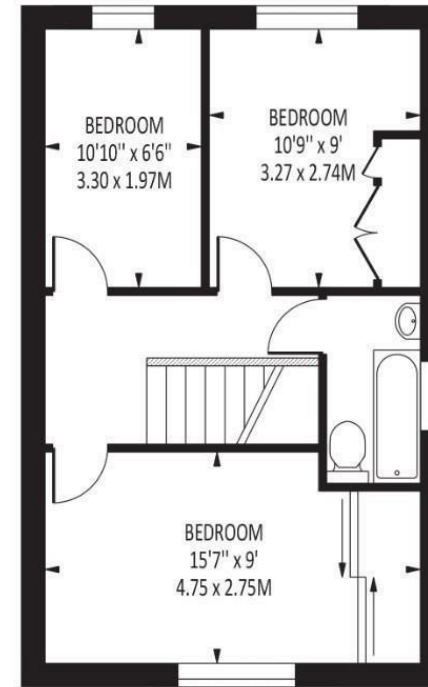
Tenure: Freehold
Council Tax: E







GROUND FLOOR



FIRST FLOOR

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.

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 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		69
(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

