



Wolsey Close, Worcester Park

The **PERSONAL** Agent

# Offers In Excess Of £350,000 Leasehold

- Purpose Built First Floor Maisonette
- Private Front Entrance
- Hallway with Fitted Storage Cupboard
- Spacious Lounge/Dining Room
- Fully Fitted Kitchen
- Modern Family Bathroom
- Private Fully Enclosed Rear Garden
- Quiet Cul-De-Sac Location
- 110 Year Lease Remaining (Approx)
- Close To Local Shops and Schools and Stoneleigh Station is 0.8 mile away

A well proportioned two double bedroom purpose built maisonette with a private and secluded level rear garden situated in a highly sought after close within walking distance of Stoneleigh Broadway and Worcester Park Stations with regular service into central London.

Properties of this type are generously sized and are generally bigger than more modern alternatives and would appeal to those who are looking to bridge the gap between an apartment and a traditional house.

So whether you are looking to buy your first home, wanting to downsize or looking for a rental investment property, this home ticks all the boxes.

You enter the home through a private front entrance into an inner lobby, with stairs rising to the first floor landing and doors leading to all rooms. The spacious lounge/dining room features a double glazed window to the front aspect and a feature chimney display recess that creates an attractive focal point.



The fully fitted kitchen offers a matching range of floor and wall mounted cream units complemented by wooden worktops, along with space for appliances

Both bedrooms are generous double rooms, each with double glazed windows, and the property benefits from a modern family bathroom.

Outside, the private rear garden is mainly laid to lawn and includes a timber-decked terrace- an ideal spot for relaxing or hosting summer barbecues. The space is fully enclosed by boundary fencing and includes a useful timber shed.

There is unrestricted on-road parking immediately outside, and the property is conveniently located within a short walk of local shops, a public house, and both Junior and Infant schools.

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 - Leasehold

Length of lease (years remaining) - 110 approximately  
Annual ground rent amount (£) - 200.00 (Including building insurance)

Annual service charge amount (£) - 0

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

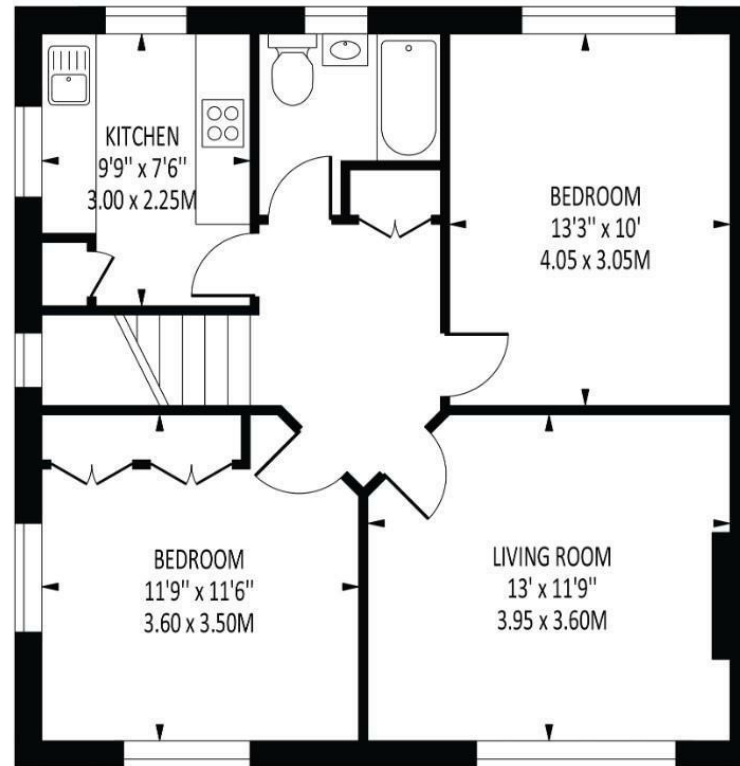




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## Wolsey Close

Total Area: 659 SQ FT • 61.23 SQ M



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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 66      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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### LETTINGS & MANAGEMENT

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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.

