



Kingshill Avenue, Worcester Park

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Stylish Bay Fronted Family Home
- Entrance Hallway
- Separate Lounge With Bay Window and Fitted Shutters
- Modern Kitchen Open Plan to Dining/Family Room
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Double Glazing and Gas Central Heating
- Level and Secluded Landscaped Rear Garden
- Private Block Paved Driveway To Front
- Detached Summer House With Attached Storage Shed

The Personal Agent are proud to present this three bedroom family home, offering stylish and beautifully appointed accommodation 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 full loft conversion which many of these homes have undertaken, subject to planning permissions being obtained.

You enter the home via a welcoming entrance hall that links to a separate living room which provides a warm, cosy yet spacious



feel with a large double glazed bay window fitted with wooden shutters. Helping to create a fantastic first impression and being located next to what is definitely the heart of this home; The stylish kitchen/dining/family room is fitted with a matching range of floor and wall mounted high gloss units in white with contrasting worktops and a dining area with space for table and chairs. From here the family room provides a social space for the family to enjoy and benefits from double glazed patio doors leading to a secluded rear garden.

Upstairs there are three nicely proportioned bedrooms all with matching double glazed windows, and most with wooden shutters and a modern bathroom.

Outside, the property also shines with a secluded level rear garden which provides a peaceful retreat and there is a handy detached outhouse to the rear which is equipped with power and lighting and a private driveway to the front ensures parking is a breeze.

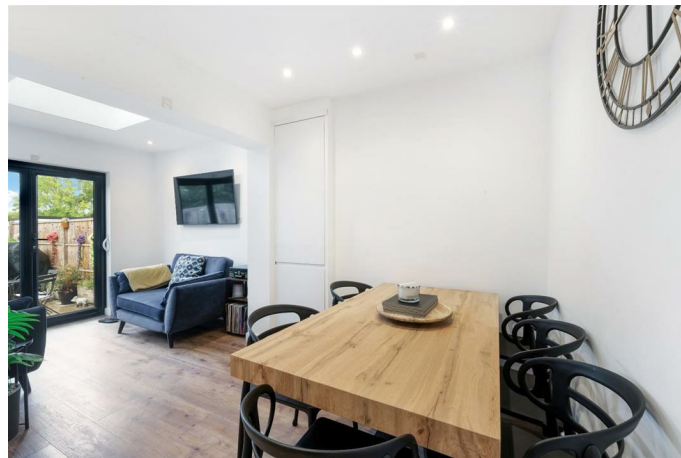
The property occupies an enviable position and is close to Mayflower Park Wetlands, The Hamptons and Worcester Park High Street and Station.

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 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 band - D

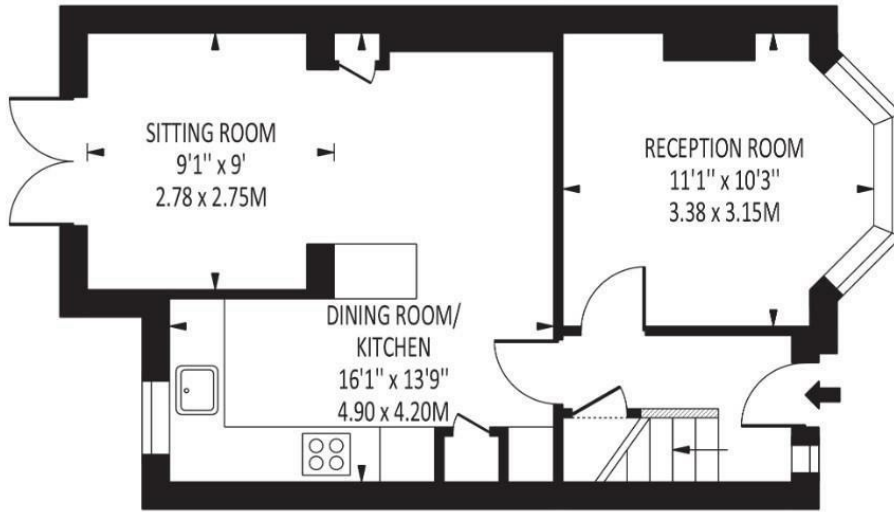




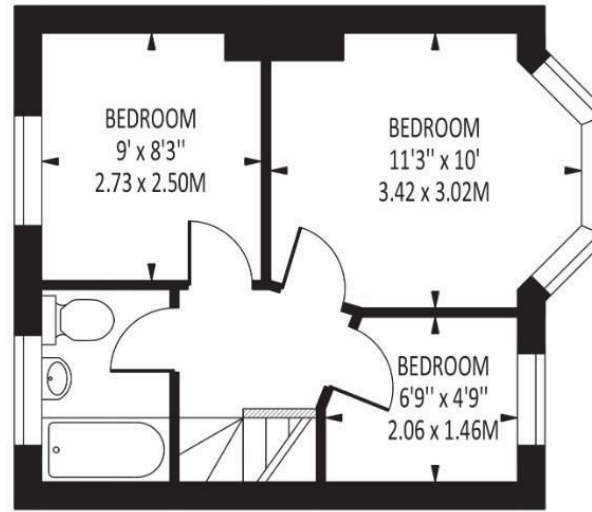
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Kingshill Avenue
Total Area: 694 SQ FT • 64.48 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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