



Wolsey Close, Worcester Park

The **PERSONAL** Agent

Guide Price £390,000

Leasehold

- Ground Floor Purpose Built Maisonette
- Private Covered Front Entrance and Hallway
- Spacious Lounge/Dining Room
- Fully Fitted Kitchen With New Boiler (July 2025)
- Modern and Stylish Bathroom
- Two Double Bedrooms
- Double Glazing and Gas Central Heating
- Direct Access To A Private Fully Enclosed Rear Garden
- Prime Position In A Quiet Cul-De-Sac
- 136 Year Lease Remaining and Nominal Ground Rent

A larger than average two bedroom ground floor purpose built maisonette with direct access to a fully enclosed private rear garden, occupying a prime position in a highly sought after close within walking distance of Stoneleigh Broadway and Station, with regular train service to London Waterloo in under 30 minutes.

Located approx. 15 minutes walk (0.6 mile) to Stoneleigh Station, this spacious maisonette benefits from its own private entrance and a fully enclosed rear garden and has been modernised by the current owners.

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 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 via a private covered front entrance with door to a welcoming hallway and doors off to rooms. There is a spacious lounge/dining room with double glazed window to the front aspect and a good sized fully fitted kitchen with a recently installed boiler system.

Both the bedrooms are well proportioned double rooms with double glazed windows and there is a separate family bathroom which has been updated by the current vendors.

Outside the rear garden is great size being laid mainly to lawn with a potting shed providing handy storage and is fully enclosed by fencing with a pathway to the front entrance.

On road parking parking can be found immediately outside and there are local shops just around the corner.

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) - 136 approximately
Annual ground rent amount (£) - 100.00 (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.

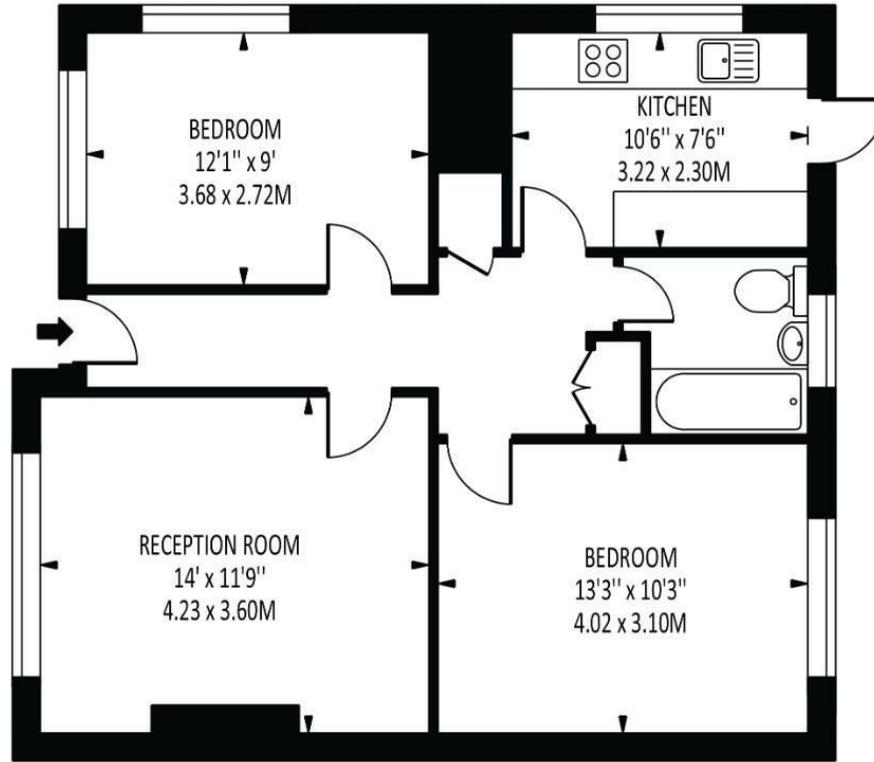




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Total Area: 629 SQ FT • 58.44 SQ M



GROUND 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	70	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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The
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