



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

Guide Price £425,000

Leasehold

- Spacious Split Level Maisonette
- Private Front Entrance and Lobby
- Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Family Bathroom
- Three Double Bedrooms
- Private Fully Enclosed Rear Garden
- Long 109 Year Lease
- Close To Local Shops and Schools.
- Less than 0.6 mile of Stoneleigh Broadway and Station

A spacious split level maisonette offering three double bedrooms and a private, fully enclosed landscaped rear garden, positioned in a highly sought after location close Stoneleigh Broadway and Worcester Park. Vendor suited to end of chain property.

Just a few minutes' walk from local shops and schools, this impressive home enjoys its own private front entrance and rear garden. Tastefully updated throughout, it provides generous accommodation including ample storage.

Homes of this style are renowned for their exceptional proportions, often surpassing the size of more modern alternatives, making them an ideal choice for buyers seeking a property that bridges the gap between an apartment and a traditional house.

Whether you're searching for your first home, planning to downsize, or seeking a strong rental investment, this versatile and well presented maisonette truly ticks all the boxes.

Step through the private front entrance into a lobby with stairs rising to the first floor, where the home's spacious feel begins to unfold. The beautifully proportioned lounge/dining room is located to the front with a fitted dining table seating area perfect for entertaining. The kitchen continues the



premium feel with its contemporary design and thoughtful layout, perfect for everyday living.

The impressive split level accommodation is what truly sets this property apart. Three bright double bedrooms offer serene retreats, each benefitting from the home's exceptional sense of space. The second floor enjoys ample eaves storage, providing a discreet and highly practical solution rarely found in homes of this style. The family bathroom provides a peaceful sanctuary, finished with a high quality matching suite that invites you to linger rather than rush.

Outside, the fully enclosed, landscaped rear garden is a private haven, laid mainly to lawn and complemented by patio, an ideal setting for alfresco dining, summer gatherings, or quiet moments outdoors. A storage shed adds practicality without compromising the garden's refined aesthetic.

Homes in this 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: Leasehold
Length of lease (years remaining) - 109 approx
Annual ground rent amount (£) - 200.00
Annual service charge amount (£) - N/A
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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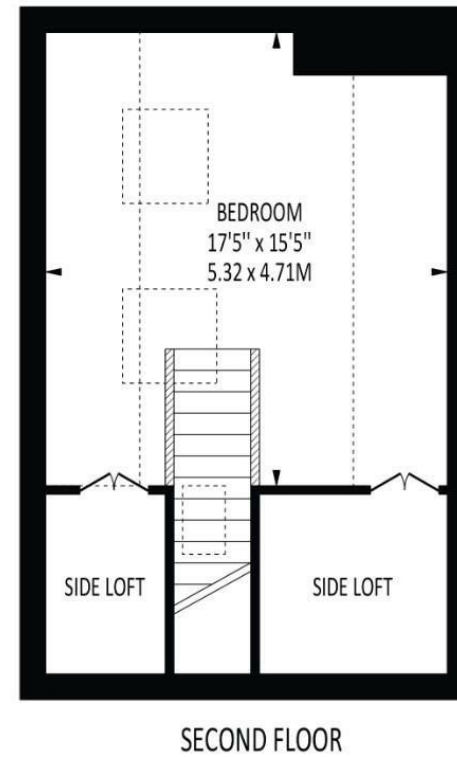
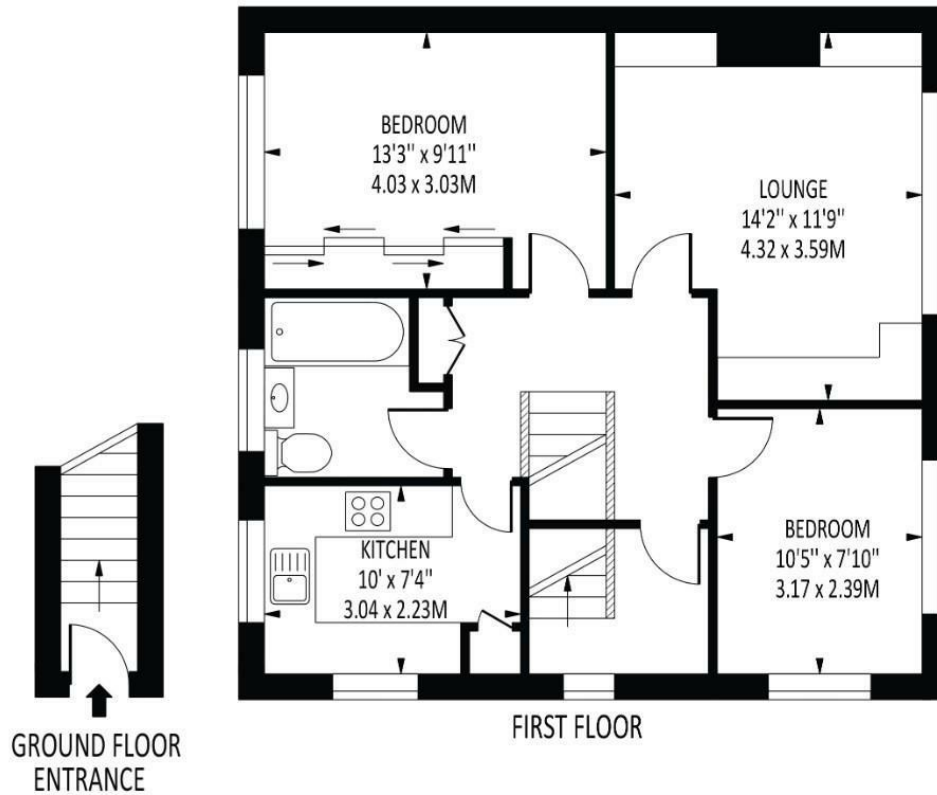
Ardrossan Gardens,

Worcester Park

Total Area: 1016 SQ FT • 94.40 SQ M

(Including Restricted Height Area)

Restricted Height Area : 203 SQ FT • 18.89 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.

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

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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.

