



Burford Road, Worcester Park

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- Three Bedroom Semi-Detached Bungalow
- 25ft Living Room
- Modern Fitted Kitchen
- Ground Floor Shower Room
- In & Out Drive
- Garage
- Private Rear Garden with Astro Turf
- EPC Rating C

The Personal Agent are delighted to bring to the market this spacious and beautifully presented semi-detached bungalow, situated on a popular and highly sought-after residential road in Worcester Park.

This exceptionally spacious bungalow is ideally situated close to local shops and offers convenient access to transport links, with Worcester Park and Malden Manor stations providing direct services to London Waterloo (Zone 4).

The surrounding area boasts a range of amenities, including restaurants, a Tesco Express, various independent retailers such as a bakery and pharmacy, and also well-regarded schools and nearby parks.



The property itself features bright, open living accommodation arranged over two floors. The ground floor comprises a well-proportioned kitchen/dining area with direct access to the rear garden, two bedrooms, and a modern shower room.

Upstairs, a generous loft room, currently used as a study and games room, adds valuable flexible space.

Additional benefits include off-street parking and a separate garage, completing this well-presented and versatile home.

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 both 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 - E





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Total Area: 1483 SQ FT • 137.76 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 240 SQ FT • 22.29 SQ M
Garage Area : 171 SQ FT • 15.88 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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