



Boscombe Road, Worcester Park

The **PERSONAL** Agent

Price Guide £450,000

Freehold

- Terrace House in Popular Area
- Traditional Entrance Hall
- Lounge To Front
- Separate Dining Room
- Ground Floor Bathroom
- Rear Kitchen Extension
- Three First Floor Bedrooms
- Level Rear Garden
- Permission Granted For Dropped Curb With Parking For Two Cars
- No Chain and Potential For Extension STPP

The Personal Agent are pleased to offer this three bedroom terraced house with level rear garden and provision for off road parking to the front, situated in a popular residential area of Worcester Park and offered to the market with no onward chain.

The property sits in a highly practical position for day to day life and commuting, yet is also within a short walk of Mayflower Park Wetlands and Morden Park, which is bordered by the ancient woodland with its bridle and cycle paths, which really proves that it provides the best of both worlds.

Homes within this location are always popular and highly sought after due to its good choice of local schools for all ages and regular transport links to Central London.

The accommodation comprises a traditional entrance hall, with a lounge to the front aspect and a separate dining room with access to a rear kitchen extension with doors to the rear garden and from a practical sense there is a downstairs family



bathroom, which if desired can be relocated upstairs in replace of bedroom three.

On the first floor are three well proportioned bedrooms and access to a loft space with ample storage, which many of these homes have chosen to convert into accommodation. Further noteworthy points to mention include gas central heating and double glazing.

To the front is a garden which the vendor has obtained planning permission for a dropped curb providing off street parking for two cars. The rear garden is level and child friendly and benefits from a 16'3' x 11'3' detached garage with potential to conversion to a home office, accessed via a service road to the rear.

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: D



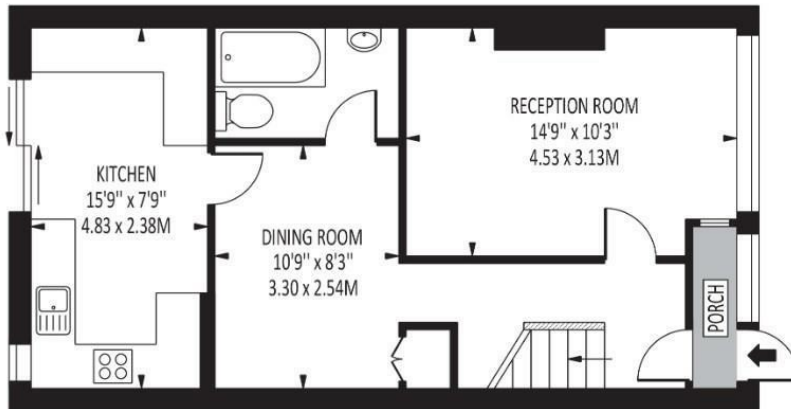
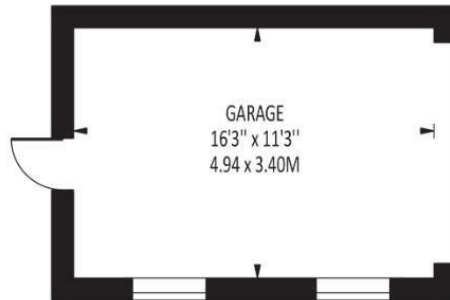


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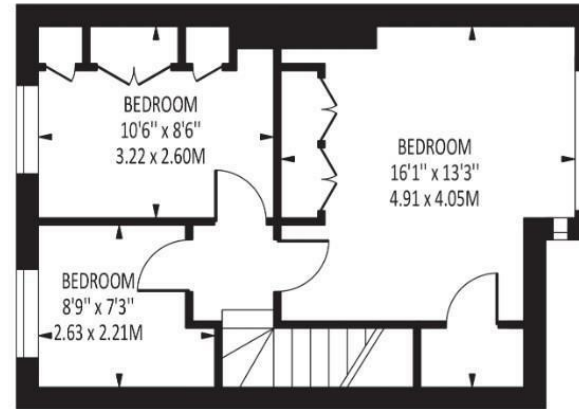


Boscombe Road

Total Area: 1045 SQ FT • 97.04 SQ M
(Including Garage)
Garage Area : 181 SQ FT • 16.80 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
72		
England & Wales		EU Directive 2002/91/EC

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The
PERSONAL
Agent

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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.

