



Boscombe Road, Worcester Park

The **PERSONAL** Agent

# £480,000

## Freehold

- Semi-Detached Home
- Two Double Bedrooms
- Well Presented Throughout
- Kitchen/Dining Room
- Separate Living Room
- 54ft Easterly Facing Garden
- Summer House
- Driveway



Situated in a sought after road less than half a mile from the Ofsted 'Outstanding' St. Cecilia's Primary school and Dorchester Primary school is this extremely well presented, semi-detached family home, offering two double bedrooms, off street parking and well balanced accommodation.

The property comprises an entrance porch leading into the front aspect living room with feature fireplace, access to understairs, door to the kitchen/dining room with sliding patio doors leading to the garden, space for a dining table, the kitchen comprises a range of modern eye and base level units, built-in oven and hob, and a storage cupboard/larder.

On the first floor there are two double bedrooms, both served by the modern family bathroom that boasts a bath and a separate walk-in shower.

Outside to the front there is a driveway with off street parking for two cars. The Easterly facing rear garden measures approximately 54ft with a paved terrace across the rear of the property ideal for Al Fresco dining, with steps leading to a lawn with raised planting beds, to the rear of the garden there is a hard standing area with a summer house with electric.

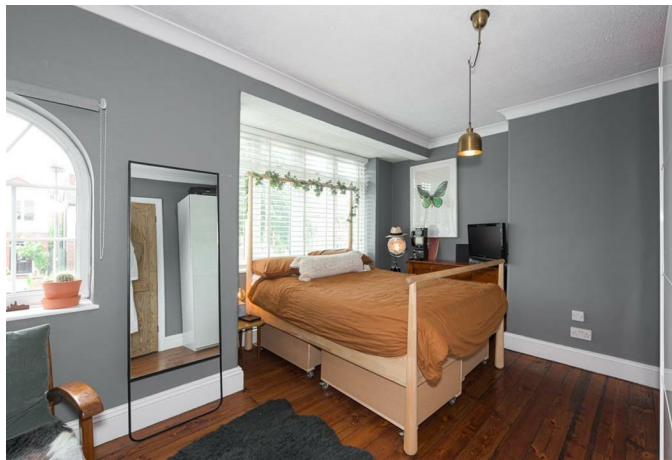
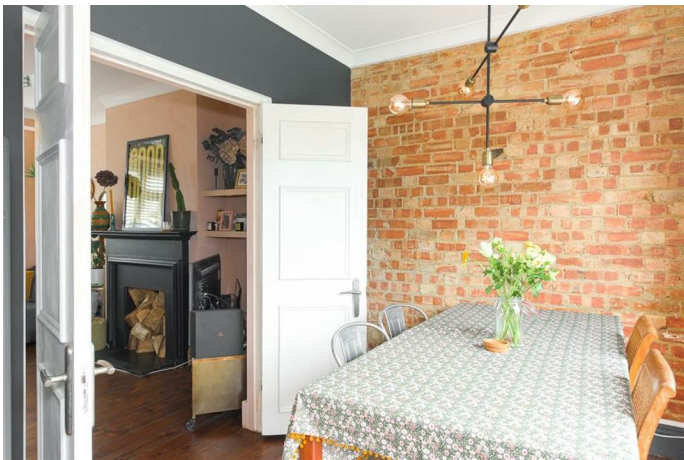
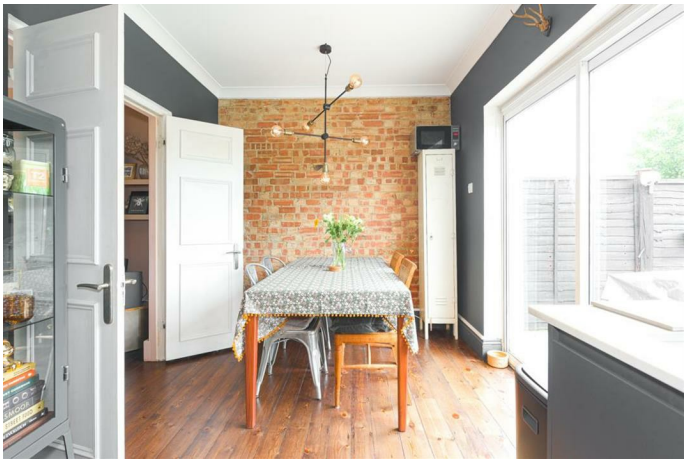
Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of

restaurants, Worcester Park also offers great access to public transport.

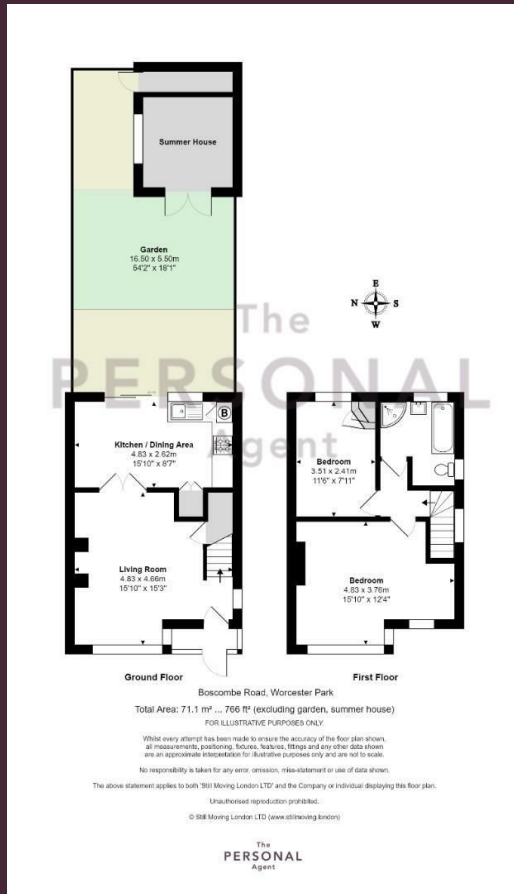
The property is within walking distance of both Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

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 - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01372 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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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.

