



Boscombe Road, Worcester Park

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- Attractive Semi Detached House
- Three Bedrooms
- Through Lounge/Dining Room
- 14'9 Rear Kitchen Extension
- Downstairs Family Bathroom
- Level Rear Garden
- Block Paved Driveway
- Potential for Extension STPP
- Popular Location Close To Shops and Schools

Located within a popular residential area just a short walk from North Cheam and Worcester Park High Street, this three bedroom semi detached house is offered to the market in good general decorative order and offers well balanced accommodation that also benefits from scope to extend further (subject to the usual planning consents).

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 welcoming entrance hallway, spacious double reception room with clearly defined sitting and



dining areas, as well as a range of bespoke storage and shelving units and double doors through to a modern rear kitchen extension, with double glazed sliding patio doors to the rear garden which is a great space for entertaining and day to day family life. From a practical sense there is a downstairs family bathroom.

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 full double glazing.

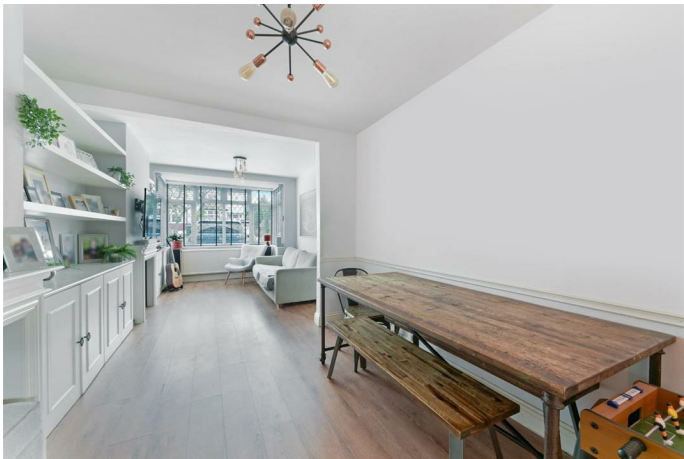
To the front is a large block paved driveway with off street parking for two cars and there is potential for extension to the side STPP. The rear garden is level and child friendly and benefits from a secluded wooden summer house/home office which could be great as a den or perfect for someone looking to escape the daily commute.

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

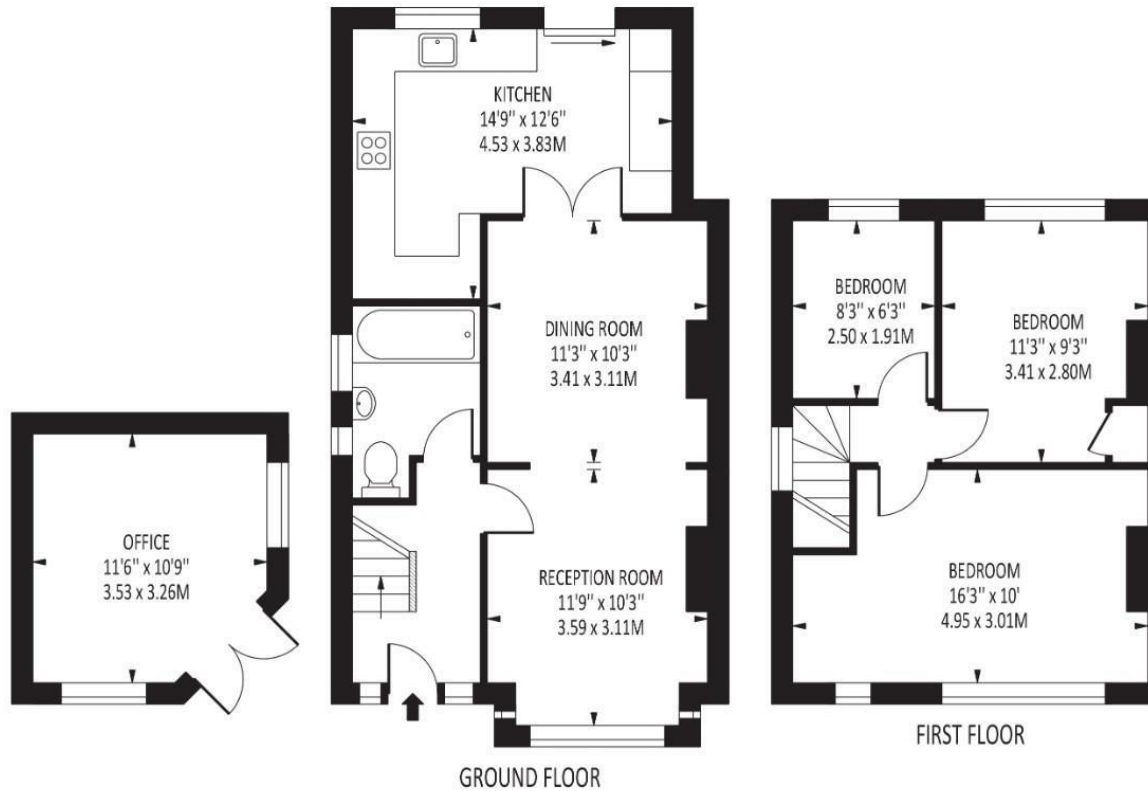




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Total Area: 961 SQ FT • 89.24 SQ M
(Including Office)
Office Area : 115 SQ FT • 10.71 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	79
England & Wales		
EU Directive 2002/91/EC		

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TADWORTH OFFICE
Station Approach Road
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