



Parkdale Crescent, Worchester Park

The **PERSONAL** Agent



# £700,000

## Freehold

- Semi Detached Family Home
- Four Spacious Bedrooms
- Stunning Open Plan Kitchen Dining Room
- Additional Reception Room
- Modern Family Bathroom And Private Ensuite Shower Room
- Landscaped Front Rear Gardens



The Personal Agent are delighted to welcome to the market this extended and extremely well presented four bedroom semi-detached family home set on a family friendly and quiet residential road.

The property itself boasts an extended layout which offers a stunning open plan kitchen dining room to the rear of the property, additional bright reception room, four spacious bedrooms spread over the first and then second floor, the largest of which has a private ensuite shower room. The internal layout is finished off with a modern family

bathroom.

Externally the property offers a landscaped and private rear garden with a large patio area leading to a laid lawn, while to the front of the property there is off street parking for two cars.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

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

restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold.









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### Parkdale Crescent

Total Area: 1610 SQ. FT • 149.57 SQ. M  
(Including Garage)  
Garage Area : 186 SQ. FT • 17.32 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



