



Boscombe Road, Worcester Park

The **PERSONAL** Agent



# Offers In Excess Of £405,000 Freehold

- Terraced Family Home
- Two Double Bedrooms
- Modern Kitchen
- Bright And Spacious Reception Room
- Modern Family Bathroom
- Private And Landscaped Rear Garden



The Personal Agent are delighted to welcome to the market this bright and spacious two bedroom terraced family home set within a popular and quite residential road within the Worcester Park Area.

The property itself boast .a modern kitchen area which intern leads through to a bright and spacious reception room with patio doors directly out to the rear garden, two double bedrooms on the first floor along with a modern family bathroom. The property goes on to offer a

private and landscaped rear garden aswell as access to a loft area back inside the property.

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

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.

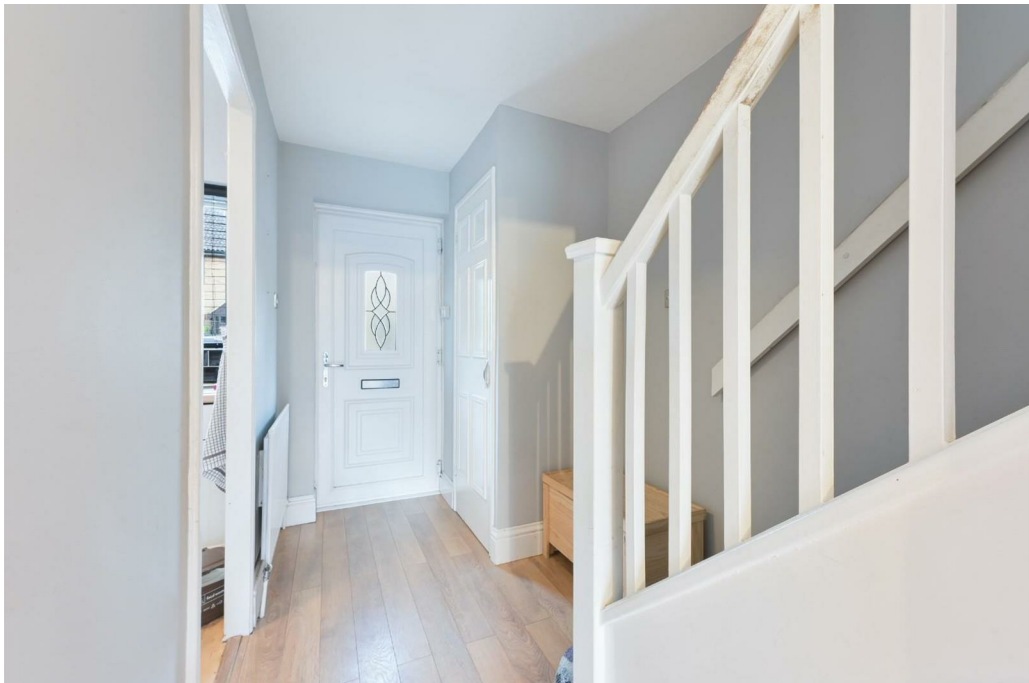
There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

Tenure - Freehold





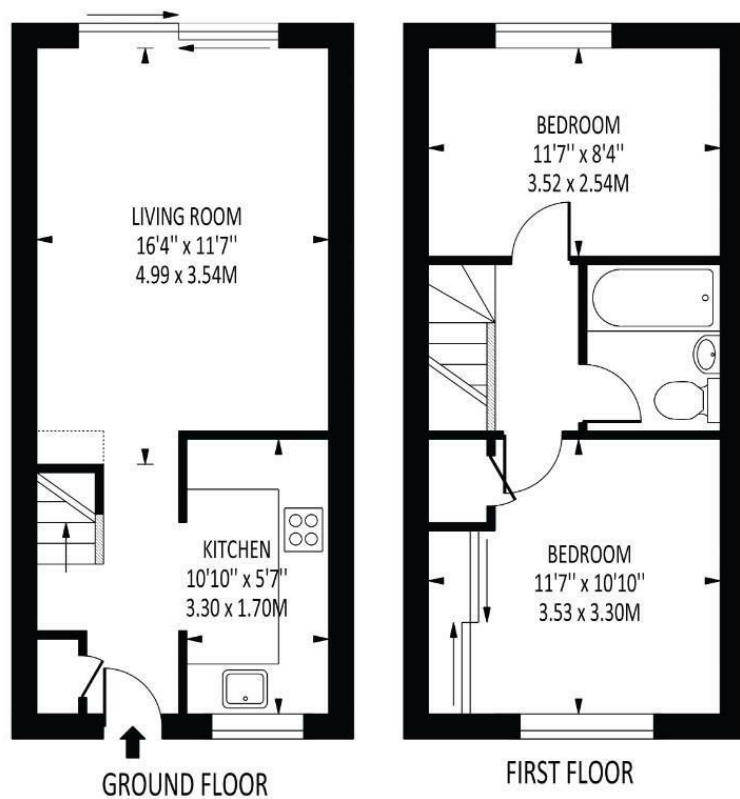




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Boscombe Road  
Total Area: 603 SQ. FT • 56.00 SQ. M



Disclaimer: For illustrative 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>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	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.





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