



Inveresk Gardens, Worcester Park

The **PERSONAL** Agent

Guide Price £550,000

Freehold

- Two Bedroom Terrace house
- Large Double Reception Room
- Galley Kitchen Leading to Garden
- Close to Shops
- Potential to Extend Subject to Planning
- Bright and Spacious Principal Bedroom with Attractive Bay Window
- Catchment for Local Schools
- South Facing Garden
- No Chain
- Plenty of Storage

Occupying a highly sought after position in Inveresk Gardens, this beautifully maintained and surprisingly spacious two bedroom home offers generous living accommodation, a stunning south facing garden, a garage and exciting potential to reinstate a third bedroom.

Lovingly cared for over many years, the property is presented in excellent condition throughout and offers an appealing combination of space, versatility and future potential. While ready to enjoy immediately, the layout also provides an excellent opportunity for a new owner to introduce their own style and make the home their own over time.

The ground floor begins with a spacious and welcoming entrance hall, leading into an impressive through lounge and dining room which runs from the front of the property through to the rear. This wonderfully proportioned space is flooded with natural light and provides an ideal setting for both relaxed family living and entertaining.

At the rear, sliding doors open directly onto the beautifully maintained south facing garden, creating a fantastic connection between the indoor and outdoor living spaces. The garden is a real highlight, with a well maintained lawn and established planting providing a peaceful and private setting for summer dining, entertaining or simply enjoying the sunshine. There is also



the added benefit of direct access to the garage.

The separate kitchen is fitted with a comprehensive range of wall and base units, providing ample storage and workspace, while a useful downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property currently offers two excellent double bedrooms, along with a generously sized family shower room. The principal bedroom is particularly impressive, having been created by incorporating the original third bedroom. This has resulted in an exceptionally spacious and bright room, complemented by attractive bay windows overlooking the front of the property.

For buyers who would prefer three bedrooms, the property offers a fantastic degree of flexibility. The dividing wall could be reinstated to return the accommodation to its original layout, creating two double bedrooms and a single bedroom.

Situated in a desirable location with excellent access to local schools, transport links and everyday amenities, this is a home that combines generous proportions, a wonderful south-facing garden and genuine scope for the future.

An exciting opportunity for buyers seeking a spacious two bedroom home with the flexibility to adapt as their needs change. Early viewing is highly recommended.

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, Worcester Park also offers great access to public transport. Kingston which offers a more comprehensive range of shopping is just a short drive away.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations 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, making this property ideal for a commuter too.

Tenure- Freehold
Council Tax Band-

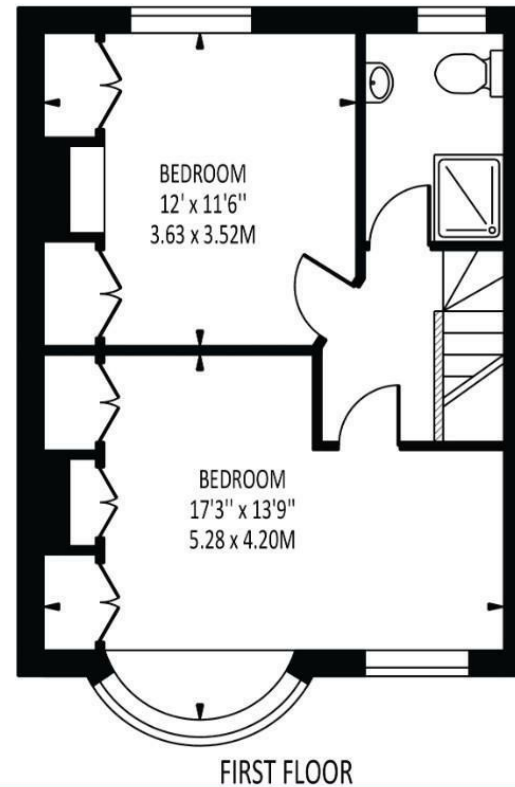
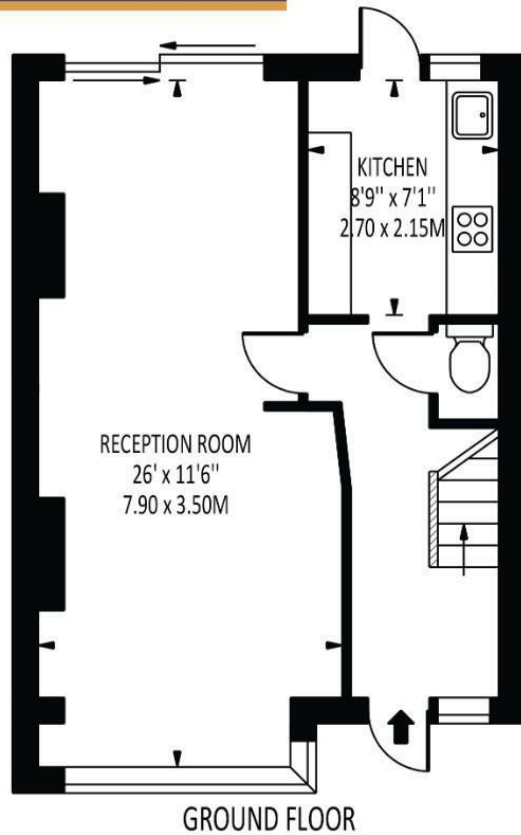




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Inveresk Gardens
Total Area: 849 SQ FT • 78.86 SQ M



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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	
England & Wales		EU Directive 2002/91/EC

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