



Kingshill Avenue, Worcester Park

The **PERSONAL** Agent

# Guide Price £550,000

## Freehold

- Extended 1930s family home
- Enclosed entrance porch
- Traditional entrance hall
- Spacious through lounge
- Kitchen/dining/family room
- Three bedrooms
- Family bathroom
- Double glazing and gas central heating
- Quiet, low traffic location
- No onward chain for a quick hassle free move

A well appointed three bedroom 1930s home featuring a ground floor rear extension, private driveway, and a level rear garden. Ideally situated in a popular residential area of Worcester Park, the property is close to sought after schools, parks, and excellent transport links. Offered to the market with no onward chain, it presents an exciting opportunity for buyers looking to move swiftly.

Positioned in a quiet corner of Worcester Park the house is situated at the top of a cul de sac with no through traffic and enjoys a peaceful setting while being just over half a mile from the thriving high street and mainline station, offering fast services into central London in under 30 minutes.

This appealing home is ready for its next family to enjoy, having been thoughtfully extended to create a modern layout with a seamless flow and an abundance of natural light. You enter via an enclosed porch that leads into a traditional entrance hall with a warm and inviting feel. The main reception room offers generous living space, enhanced by a large bay window to the front aspect, and provides an ideal setting for relaxing or



entertaining.

From here, you access an impressive rear extension that delivers the all important kitchen/dining/family room, an expansive social hub with direct access to the garden. The kitchen is fully fitted and also benefits from a secondary access point from the hallway.

Upstairs, there are two spacious double bedrooms with fitted wardrobes, mirroring the proportions of the reception rooms below, along with a third bedroom that also works perfectly as a home office and access to a loft for storage. A modern family bathroom serves the first floor and completes the internal accommodation.

The property has gas central heating and double glazed windows throughout.

Outside, the sunny rear garden is well established, featuring a level lawn and a paved terrace that spans the width of the property, ideal for outdoor dining and family time. To the rear, a useful shed and gated access to a service path provide additional practicality.

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 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

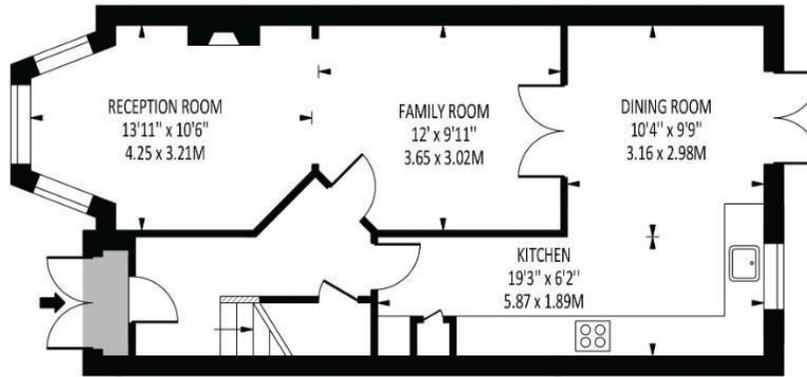
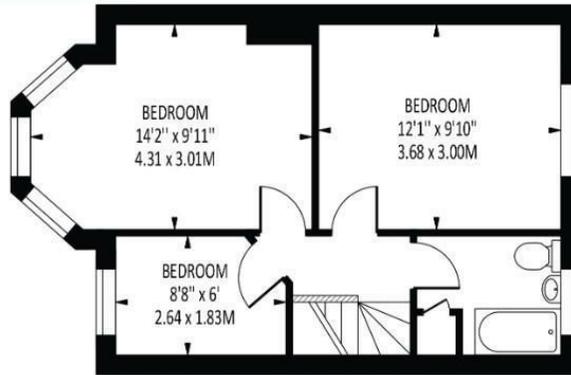




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**Kingshill Avenue**  
Total Area: 958 SQ FT • 88.98 SQ M



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>87</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			
<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.

