



St. Clair Drive, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £400,000 Share of Freehold

- Split Level Apartment
- Two Double Bedrooms
- Spacious Lounge
- Refitted Kitchen
- Refitted Bathroom
- Private Garden
- Backing Cuddington Park
- Walk to Shops, Schools & Station



Occupying an enviable position backing onto Cuddington Park and within walking distance of local schools, shops and Worcester Park/Stoneleigh railway station is this truly stunning, split level maisonette.

The property has been refurbished to a high standard by its current owners and offers a spacious lounge / dining room with build I speaker system, which is open plan to a refitted kitchen.

The Master bedroom is a good sized double room with a view of the Park and a range of fitted wardrobes. Also off the large hallway is a modern and stylish bathroom with separate bath and shower, electric underfloor heating and built in speak system.

The top floor is occupied by a further double bedroom with an even further reaching view of the park behind.

To the front of the property is a driveway, and to the rear a fantastic West facing private garden with separate lawned and decked areas. There is also a large outbuilding which also houses a build in bar with the addition of having internet supplied to it and a gate to the park behind.

Early viewing highly recommended by sole agents.

Worcester Park and Stoneleigh 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.

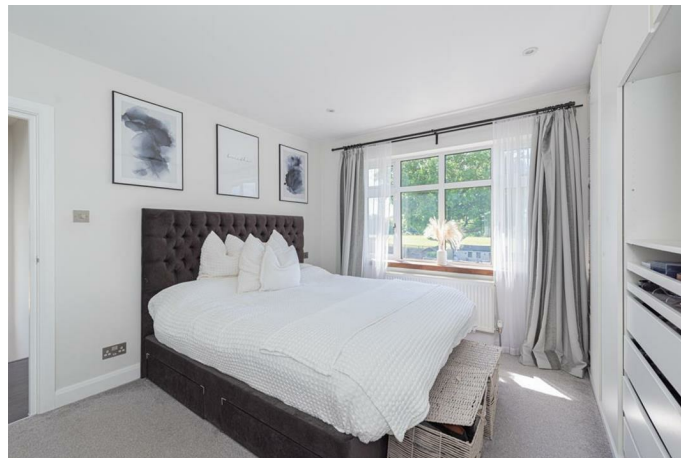
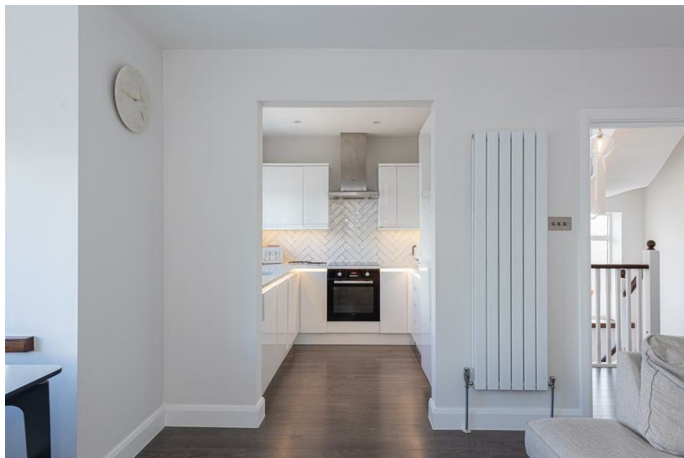
The property is within walking distance of both Stoneleigh and Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and

Gatwick international airports.

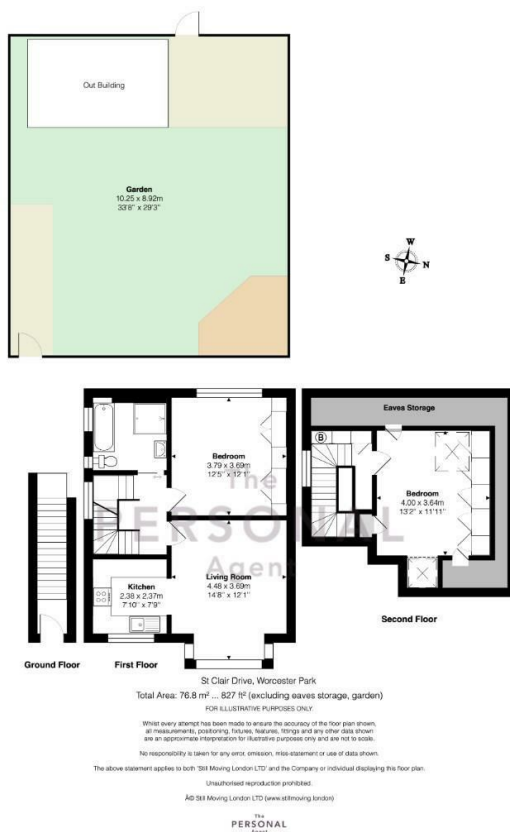
There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Tenure - Share of Freehold
Length of lease (years remaining) - 121
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - N/A
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT
163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

