



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

# £650,000

## Freehold

- Popular Residential Road
- Stunning Condition Throughout
- Beautiful Open Plan Kitchen Dining Room
- Three Spacious Bedrooms
- Additional Reception Room
- Landscaped Front And Rear Gardens
- Call For Your Appointment



The Personal Agent are delighted to welcome to the market this stunning and extended three bedroom mid terraced family home set within a popular and sought after residential road within the popular Worcester Park location.

The property itself boast a welcoming entrance hall offering access through to a private and formal reception room, stunning open plan lounge kitchen dining room with access directly out to the rear of the property along with a separate downstairs w.c. The property goes on to offer three well proportioned bedrooms and a modern family bathroom along with a large loft space which offers an ideal extension

potential subject to planning permission.

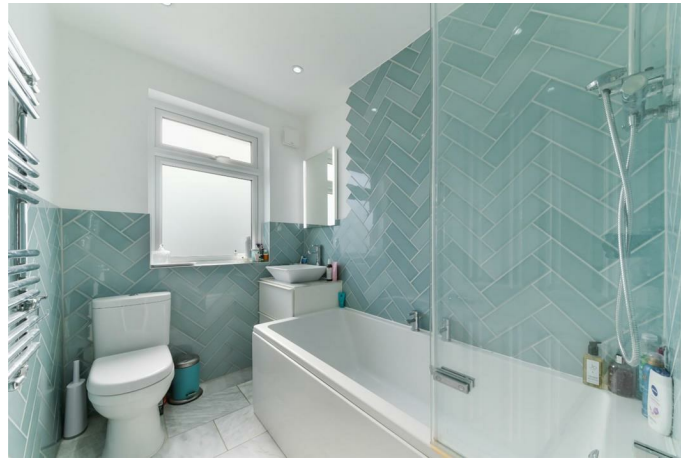
With a private and landscaped rear garden and off street parking to the front of the property in the form of a drive way we really do recommend your earliest viewing to avoid missing out.

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.

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 property ideal for commuters.

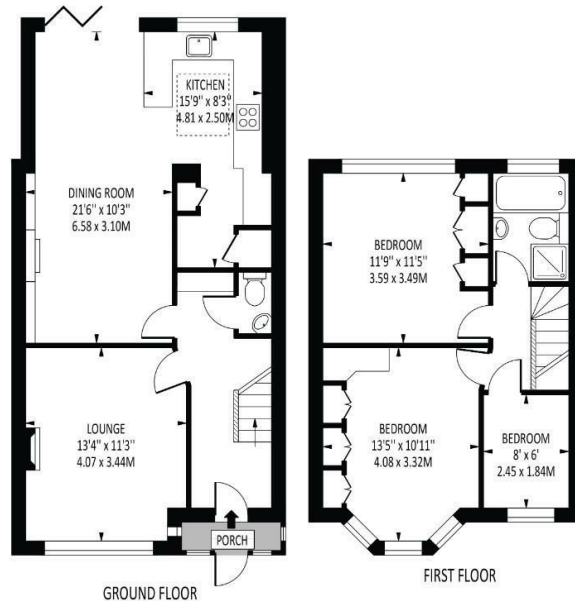
Tenure: Freehold.





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Ardrossen Gardens  
Total Area: 985 SQ FT • 91.53 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, enquiries and full survey as to the correctness of such 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.

