



Bridgewood Road, Worcester Park

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- Stunning 1930's Family Home
- Traditional Entrance Hall
- Downstairs Cloakroom
- Gable Ended Rear Kitchen/Dining Room Extension With Bifold Doors
- Useful Utility Room
- Separate Lounge and Family Room
- Three First Floor Bedrooms and Family Bathroom
- Master Bedroom With Ensuite
- Well Established South Facing Rear Garden
- Private Driveway and Detached Garage

A four bedroom 1930's end of terrace house with stunning gable end rear kitchen extension with bi-folding doors leading out to a level and secluded rear garden. The property benefits from a detached garage and a private driveway with parking for three vehicles and an internal viewing is advised to fully appreciate what this fine home has to offer.

Located in a sought after tree lined residential road close to both Stoneleigh Broadway and Worcester Park High Street this beautiful home has been lovingly modernised to provide ample living space over three floors for the whole family to enjoy.

The property is entered via an enclosed entrance porch leading to a traditional hallway with access to a handy downstairs cloakroom. The ground floor offers both a separate lounge for relaxing and the rear has been beautifully extended to form an impressive open plan kitchen/dining/family room with two large electrically operated skylight windows which flood the space with natural light. The kitchen is fitted with a matching



range of floor and wall mounted units with a matching central island and there is a useful separate utility room with space and plumbing for the washing machine and tumble dryer.

On the first floor are the three good sized bedrooms which are serviced by a modern family bathroom and the loft has been skilfully converted to provide an impressive master bedroom with fitted wardrobes and access to eaves storage space and a modern en-suite shower room which you won't want to leave in the mornings.

The secluded rear garden is well established with plants, trees and shrubs with a stone paved terrace seating area leading to a good sized lawn and there is a handy detached garage to the rear fully equipped with power and lighting.

This desirable area is extremely popular due to its excellent location close to good local schools, parks and high street with a wide choice of cafes, restaurants and pubs and station with

regular fast trains to London Waterloo (25min).

The property is within walking distance of both Worcester Park station which is roughly 18 minutes walk (0.6 of a mile) and Stoneleigh mainline rail station which is 10 minutes walk with regular services to London. Both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

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.

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

Tenure - Freehold
Council tax band - D





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Total Area: 1593 SQ FT • 147.98 SQ M
(Including Garage)



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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC

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