



Ardrossan Gardens,, Worcester Park

The **PERSONAL** Agent

# Guide Price £375,000

## Leasehold

- Beautifully Appointed Purpose Built Maisonette
- Private Front Entrance With Lobby
- Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Stylish Family Bathroom
- Two Well Proportioned Bedrooms
- Double Glazing and Gas Central Heating
- Private and Secluded Level Rear Garden
- Desirable Residential Area
- Close to Stoneleigh Broadway and Worcester Park Stations

A larger than average two bedroom purpose built first floor maisonette with a private and secluded level rear garden situated in a highly sought after residential area within walking distance of Stoneleigh Broadway and Worcester Park Stations with regular service into central London.

Properties of this type are generously sized and are generally bigger than more modern alternatives and would appeal to those who are looking to bridge the gap between an apartment and a traditional house.

So whether you are looking to buy your first home, wanting to downsize or looking for a rental investment property, this home ticks all the boxes.

You enter the home via a private front entrance with an inner lobby with stairs to the first floor landing and doors off to rooms. There is a spacious lounge/dining room with double glazed window to the front aspect and a feature fireplace which adds a nice focal point to the room.



The kitchen is fully fitted with a matching range of floor and wall mounted beech effect units with contrasting worktops.

Both the bedrooms are well proportioned double rooms both with double glazed windows and there is a modern and stylish family bathroom.

Outside the garden is laid mainly to lawn with a timber decked terrace seating area perfect for relaxing and hosting summer barbecues.

There is non restricted on road parking immediately outside and local shops, public house and Junior and Infant schools are a short walk away.

Homes in this area are 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.

The property is within walking distance of both Stoneleigh

station which is roughly a 14 minutes walk (0.6 of a mile) and Worcester Park mainline rail station which is 17 minutes walk 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: Leasehold 85 Years approx. remaining.  
Ground Rent: £100 p/a  
Service Charge: Nil  
Council Tax: Currently 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.

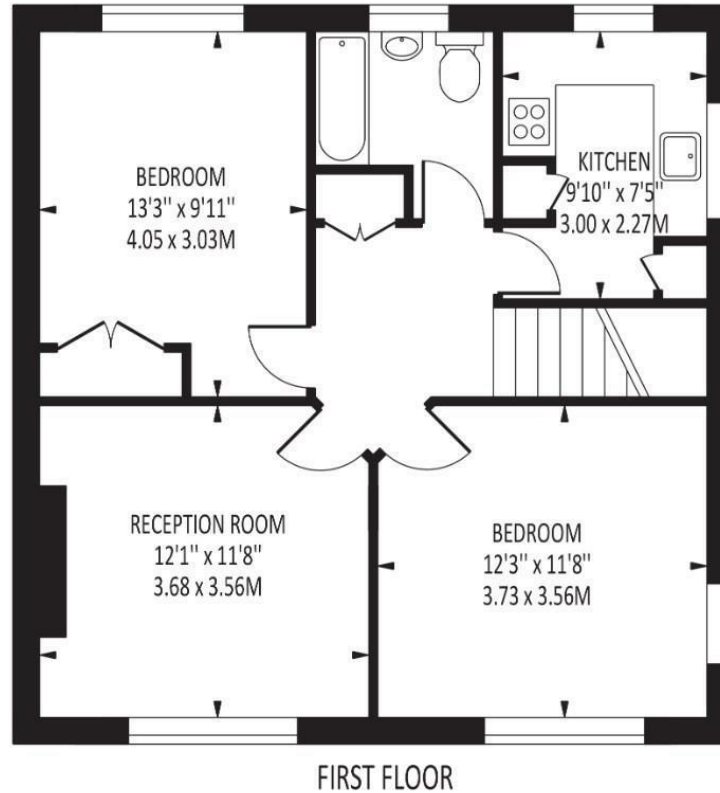




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**Ardrossan Gardens**  
Total Area: 622 SQ FT • 57.77 SQ M



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>                                                |           |           |
| (81-91) <b>B</b>                                                  |           |           |
| (69-80) <b>C</b>                                                  | <b>72</b> | <b>73</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> <small>EU Directive 2002/91/EC</small> |           |           |

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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.

