



Ardrossan Gardens, Worcester Park,
Offers In Excess Of £650,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow - A four bedroom end of terrace house with a charming, well presented interior ready to move into. Two bathrooms, socially engaging knock through kitchen to dining room and extra large master bedroom are just some of the reasons to buy. Located conveniently for Worcester Park Highstreet and not much further from Stoneleigh. Ready to view.

The Property

A handsome end of terrace house which is clearly loved as a family home. Extended to the loft, the property boasts four bedrooms and two bathrooms; the master bedroom offering a substantial 18'9 x 11'9. The ground floor has been slightly jiggged by opening up the kitchen to the dining room; an easy way to bring family and friends together for meals and catch ups. The lounge is still separate to the front of the house and gives space for families to break off from each other or join to put their feet up and watch a film.

The house is fashionably decorated and will be well received from who visit.

Outdoor Space

A 90 ft rear garden with patio, lawn and generally low maintenance on going care. Its private and usable. Toward the rear of the garden the brick built garage. The spacious driveway is laid to front.

The Local Area

Excellent local schooling and transport options into Kingston and Central London, the area is sought after and appreciated by families. Worcester Park high street and train line are closest for convenience and offer lines into Waterloo and shops such as Waitrose and Pizza Express. Additionally supportive family amenities such as The River Club and Hogsmill open space are walkable.

Why You Should View

This house promises easy living in practical, impressive accommodation. The area is crafted for convenience and excellent schooling. With the high street, train station, local

parks all within easy reach its a great place to build your families future.

Local Schools

Cheam Common Infants' Academy State School Ofsted: Good
Cheam Common Junior Academy State School Ofsted: Good
The Mead Infant and Nursery School State School Rating: N/A
Auriol Junior School State School Ofsted: Good

Local Transport

Worcester Park Station 0.3 miles
Malden Manor Station 0.9 miles
Stoneleigh Station 1.0 miles

Buses:

213 to Kingston
627 to Wallington
S3 to Sutton
SL7 to Heathrow
613 To Tolworth

Features

Four Bedrooms - End Of Terrace - Two Bathrooms - Large Driveway - 90 Rear Garden - Open Plan Kitchen To Dining Room - Garage

Benefits

Very Good Condition - Close to Worcester Park High Street - Close to Schools - Close to Train Station - Easy Reach of Nonsuch Park - Easy Reach of Stoneleigh

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Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

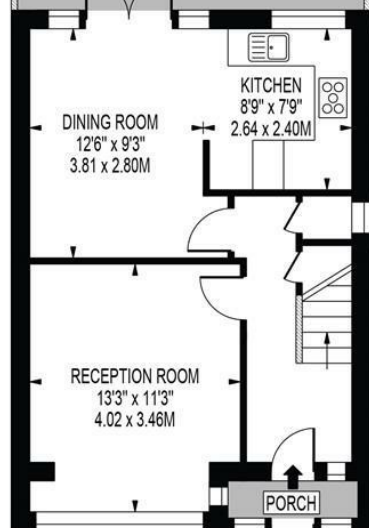
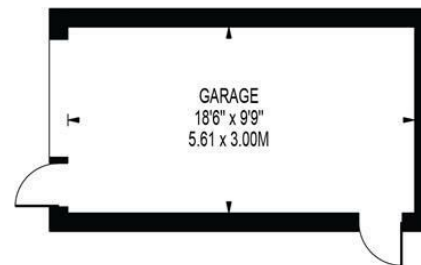
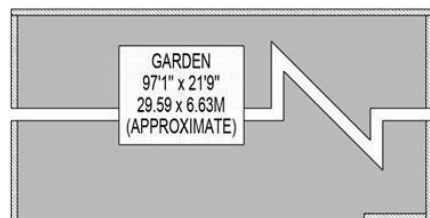
ARDROSSAN GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1214 SQ FT - 112.80 SQ M

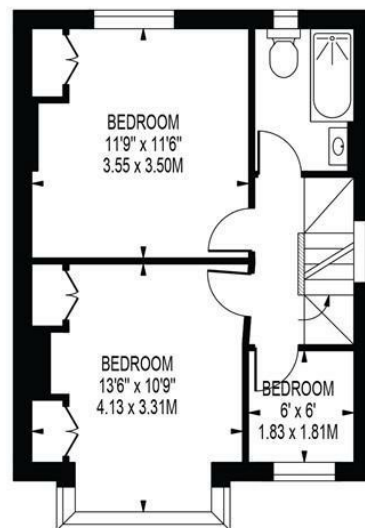
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 139 SQ FT - 12.91 SQ M

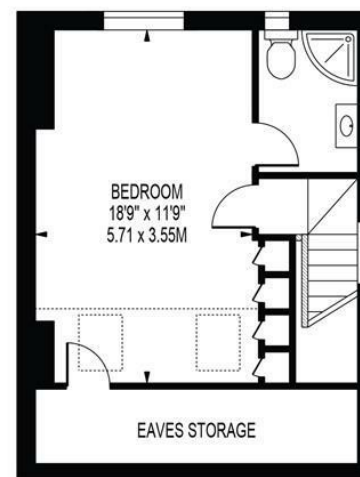
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 181 SQ FT - 16.83 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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.

