

The PERSONAL Agent

Ardrossan Gardens, Worcester Park

Guide Price £585,000

Ardrossan GardensWorcester Park

- Modernised Terrace House Throughout
- Three Bedrooms
- Over 1100 Sq Ft
- Long Private Garden
- Off street Parking
- Double Garage at Rear
- Great Location
- Separate Kitchen
- Wonderful Family Home

Situated in a popular residential setting, this well presented home offers spacious and versatile accommodation arranged over two floors, together with a long private rear garden and large patio area.

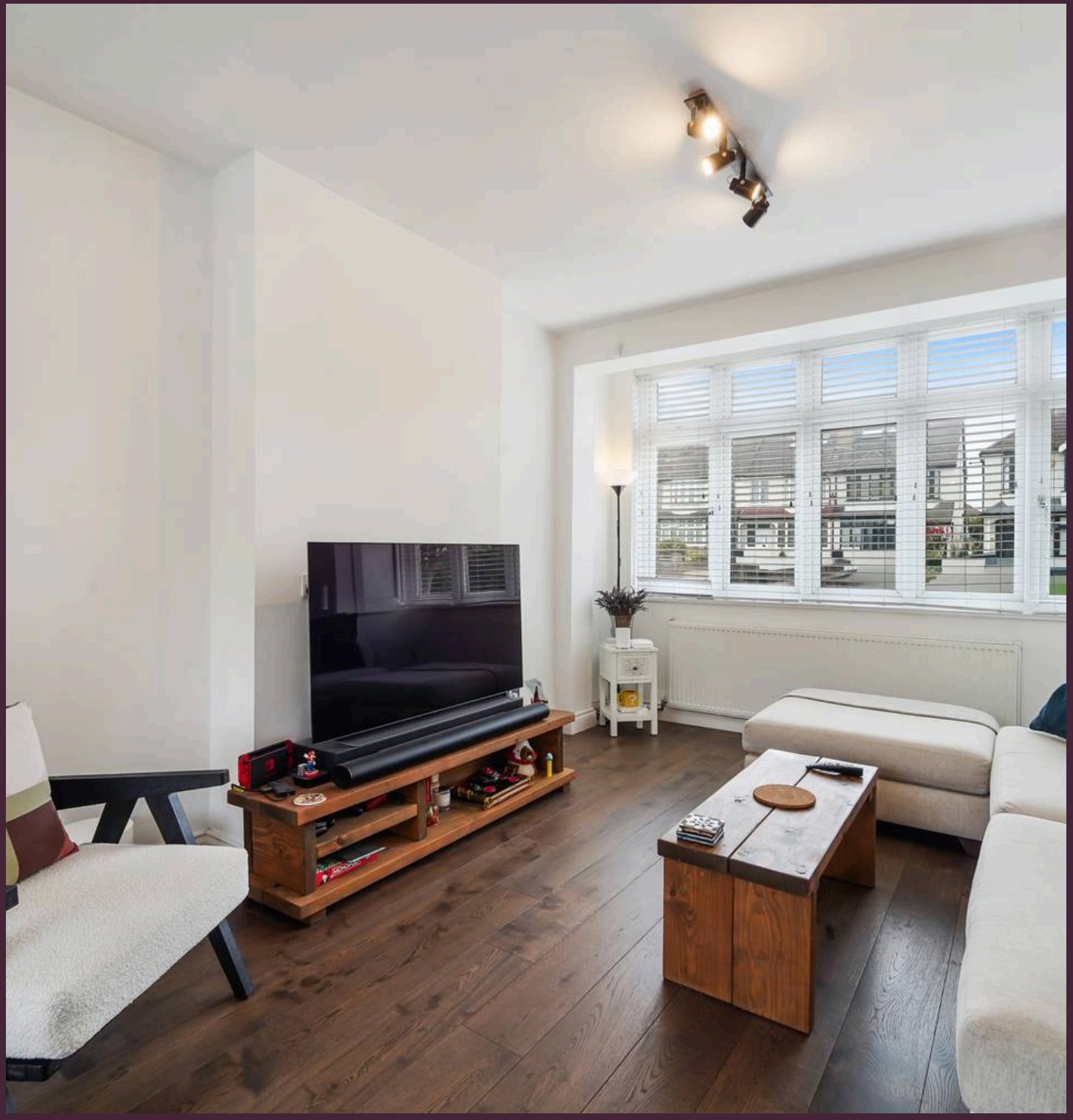
The current vendors have thoughtfully updated the property throughout, including updated carpets, wooden floors, boiler and electrics, creating a stylish and comfortable home that is ready for the next owner to move straight into. The ground floor features a welcoming entrance hall, a practical kitchen and an impressive 26'4" living/dining room, providing generous space for both everyday family life and entertaining. While the house still offers potential to extend, it currently provides well-balanced accommodation and an inviting layout for modern living.





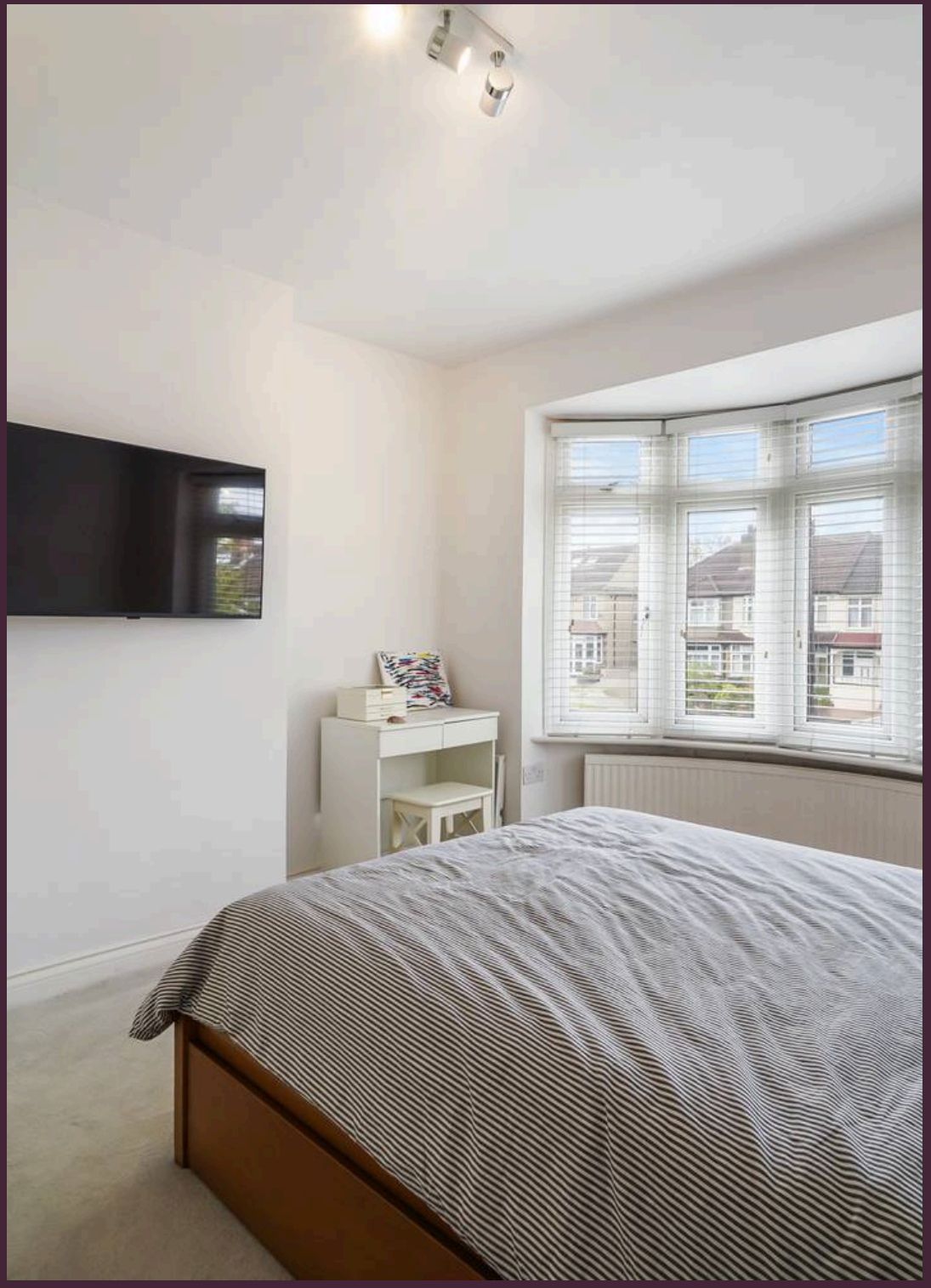






Description

The ground floor features a welcoming entrance hall, practical kitchen and impressive 26'4" living/dining room, providing generous space for family life and entertaining. Upstairs are three bedrooms, including two particularly generous doubles, together with a family bathroom. The third bedroom offers excellent flexibility as a nursery, home office or dressing room, while plenty of storage is available throughout. Outside, the property benefits from off-street parking to the front and a long, private rear garden. A substantial adjoining patio provides an ideal space for outdoor dining and entertaining, with the garden extending beyond to create an excellent area for children, gardening or relaxing.



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.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





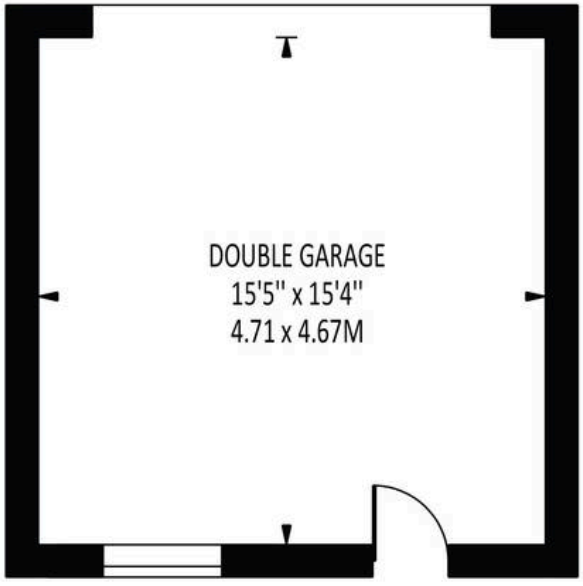


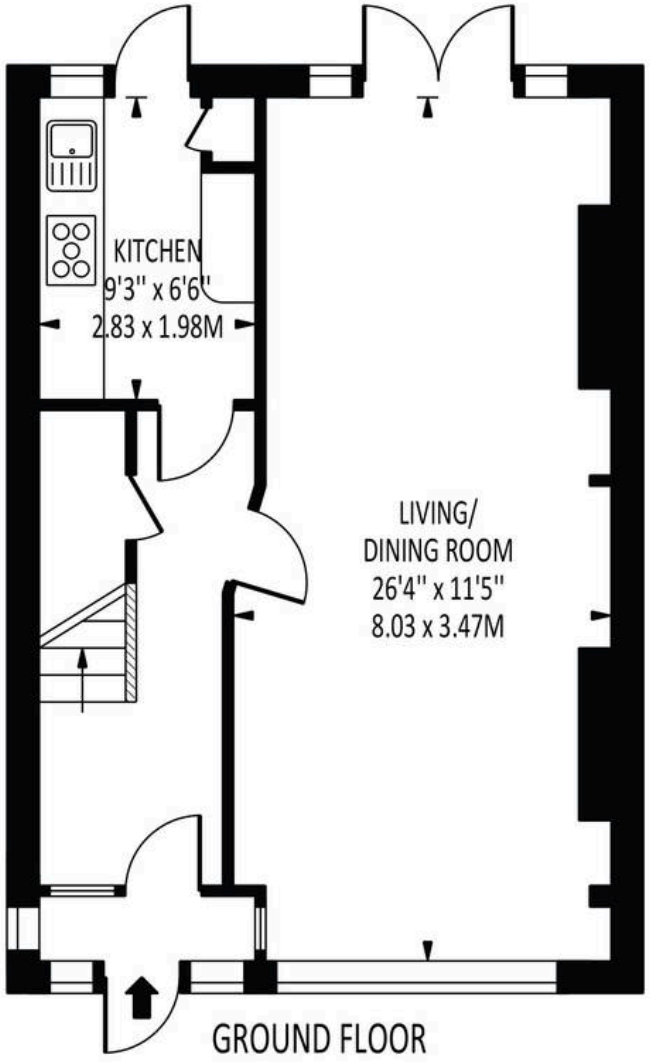


The PERSONAL Agent

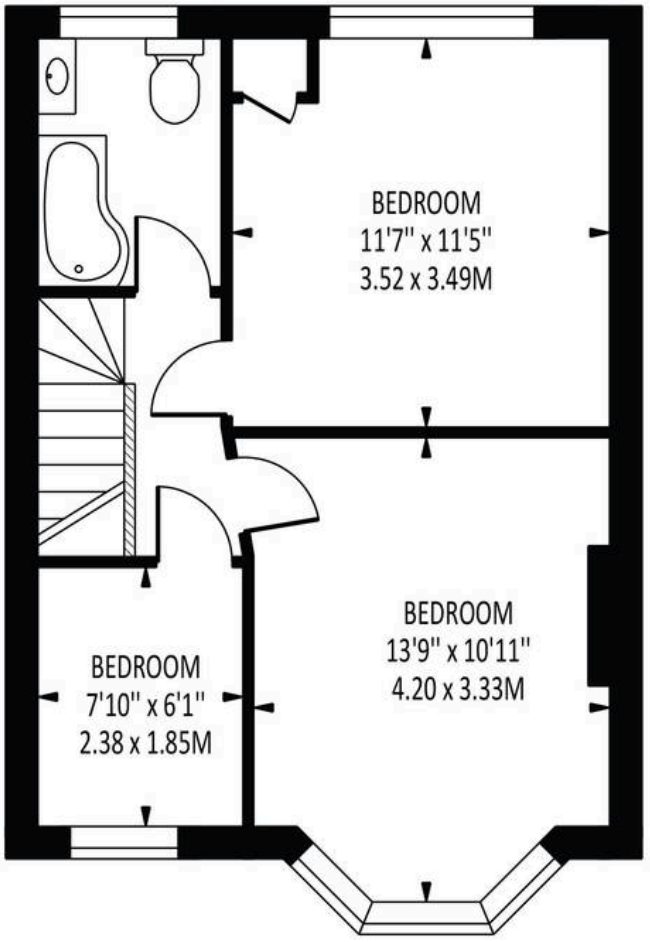
Ardrossan Gardens

Total Area: 1122 SQ FT • 104.28 SQ M
(Including Garage)
Garage Area : 237 SQ FT • 22.00 SQ M





GROUND FLOOR



FIRST FLOOR

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 inpspection, 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.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/