



Risborough Drive, Worcester Park



£525,000

- Three Bedrooms
- Terraced House
- Kitchen / Breakfast Room
- Lounge / Dining Room
- Principal Bedroom With Ensuite
- Downstairs W/C
- Summerhouse / Garden Office
- Walk to Shops, Schools & Stn.



This stunning family home is situated in a highly sought after road within walking distance of Worcester Park town centre and railway station, as well as a variety of schools with either Good or Outstanding Ofsted ratings.

The open plan downstairs offers a spacious lounge / dining room which is open plan to the spectacular kitchen / breakfast room.

To the first floor are two double bedrooms, a family bathroom and a study area with stairs to

the principal bedroom in the converted loft space. This impressive room has a dressing area and ensuite bathroom whilst enjoying suburban views of the local area to the rear.

To the front of the property is a driveway and to the rear a 50ft garden with a summerhouse / garden office, the ideal place to work from home.

Early viewing essential, sole agents.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies

and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations 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, making this property ideal for a commuter too.

Freehold.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.





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