



Clarkes Avenue, Worcester Park

Offers In Excess Of £550,000

- Three Bedrooms
- Semi Detached
- Lounge / Dining Room
- Kitchen / Breakfast Room
- Utility Room
- 87ft South/West Facing Garden
- Brock Block Driveway
- No Chain

This larger than average three bedroom family home is situated in a popular residential route close to the 93 Bus Route to Morden Underground Station.

The property is offered to the market with no chain and boasts an extremely spacious lounge / dining room with double doors to a kitchen / breakfast room extension which in turn has double doors to the garden. Further features to note downstairs include a separate utility room and downstairs w/c in place of the original kitchen.

Upstairs are three generously proportioned bedrooms in a classic 1930s arrangement with two large double



bedrooms and one single bedroom opposite the modern family bathroom.

A driveway to the front and 87ft South / West facing garden to the rear complete this fine home.

Sole agents, no chain.

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 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.

Tenure: Freehold.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(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 any 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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