



Killester Gardens, Worcester Park

# Asking Price £650,000

## Freehold

- Semi Detached
- Three Bedrooms & Loft Room
- Open Plan Kitchen/Breakfast/Dining Room
- Separate lounge
- Utility room
- Low Maintenance Garden
- Modern Kitchen & Bathrooms



The Personal Agent are pleased to present this three bedroom semi-detached home set in a sought after road within walking distance of good local schools, shops, Stoneleigh railway station and the historic Nonsuch Park.

Offering accommodation spread across three floors and an extended kitchen/dining family room this property really must be seen to be appreciated.

The property comprises an entrance porch which leads into the entrance hall, with doors to the downstairs shower room, front aspect lounge with feature fireplace, extended kitchen/dining/family room with a sliding patio door. This room has been finished to a high standard offering an integrated

oven, electric hob with contemporary extractor hood and double Butlers sink, the utility room with a door to the side completes this floor.

On the first floor there are three bedrooms with built-in wardrobes and the family bathroom with bath and walk-in shower cubicle, from the landing there are stairs to the loft room with Velux windows and access to the eaves storage.

Outside to the front there is a driveway with parking for several cars with a gate to the rear garden which is west facing and mainly decked with a covered terraced area, ideal for entertaining.

Stoneleigh is a highly sought after residential area

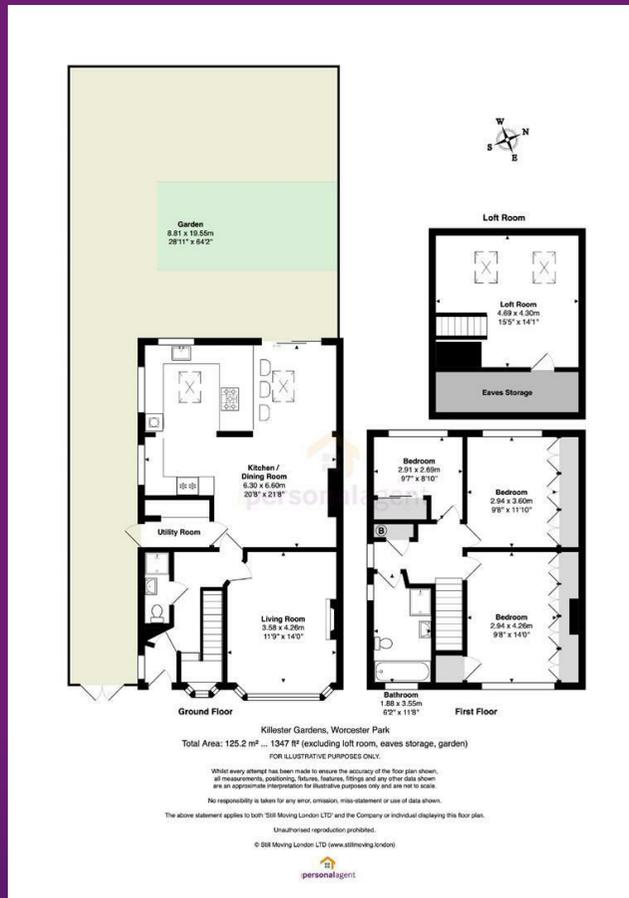
with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold.







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>		
(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>	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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