



Ardrossan Gardens,



# £490,000

## Freehold

- Three Bedrooms
- End of Terrace
- Lounge / Dining Room
- Extended to Rear
- Downstairs W/C
- Driveway
- Car Port & Detached Garage
- No Chain



This bright and spacious three bedroom family home is situated in a sought after road on the border of Worcester Park and Stoneleigh, within walking distance of both railway stations, as well as local shops and Ofsted 'Outstanding' primary schools.

The property offers a large lounge / dining room and has been extended to the rear to create both a dining room off the kitchen and a downstairs W/C.

Upstairs are three bedrooms in a classic 1930s layout with two double bedrooms and one single bedroom. The family bathroom has a modern, white suite.

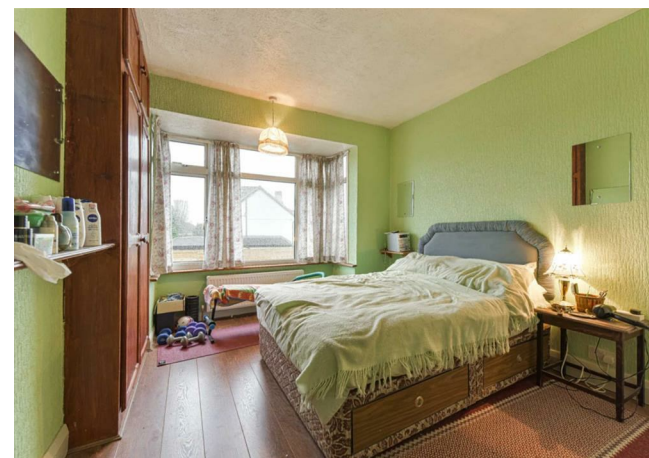
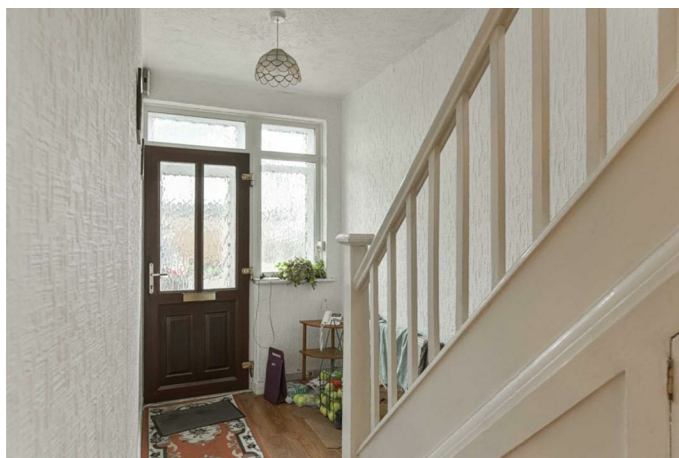
Towards the front of the property is a driveway and to the rear a lawned garden, at the end of which is a car port and detached single garage accessed via a service road.

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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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	

**Epsom Office**  
2 West Street  
Epsom, Surrey KT18 7RG  
T: 01372 745 850

**Ewell Office**  
220 Chessington Road  
West Ewell, Surrey KT19 9XA  
T: 020 8394 1234

**Stoneleigh Office**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey KT17 2HS  
T: 020 8393 9411

**Banstead Office**  
141 High Street Banstead,  
Surrey SM7 2NS  
T: 01737 333699

  
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

**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.





