



Ardrossan Gardens, Worcester Park

# Offers In Excess Of £535,000

- Three Bedrooms
- End of Terrace
- 18ft Kitchen / Dining Room
- Lounge / Dining Room
- Refitted Family Bathroom
- Brick Block Driveway
- Detached Double Garage
- Walk to Shops, Schools & Stn.

This extended three bedroom home is situated within walking distance of local schools, park and Worcester Park or Stoneleigh railway stations.

The property offers an 18ft kitchen / dining room across the rear with granite work surfaces and double doors to the garden. Further features to note downstairs include a lounge / dining room with engineered Oak flooring and a downstairs W/C.

Upstairs are three well presented bedrooms in a



classic 1930s layout with two spacious double bedrooms and one single bedroom. The stylish family bathroom has a large bath with shower above.

To the front of the property is a smart brick block driveway providing parking for two cars, while to the rear is a 65ft garden and a detached double garage.

Early viewing essential. 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 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.

Tenure: Freehold.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E	48	
(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.



