



ARDROSSAN GARDENS, WORCESTER PARK, SURREY, KT4
£675,000 FREEHOLD

**A BEAUTIFULLY PRESENTED FAMILY HOME FEATURING
A STUNNING OPEN PLAN KITCHEN DINER, TWO LUXURY
BATHROOMS AND A 90FT APPROX. REAR GARDEN**

Winkworth

Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- 3 Bedrooms
- Living Room
- Family Room
- Kitchen/Dining Room
- Utility Room
- Downstairs Shower/WC
- Upstairs Family Bathroom
- Garden approx. 90ft
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A beautifully presented three bedroom family home, featuring a stunning open-plan kitchen diner, two luxury bathrooms and a 90ft approx. rear garden, situated within easy reach of Worcester Park high street, Stoneleigh Broadway and both Worcester Park and Stoneleigh train stations.

The area boasts well-regarded education facilities including The Mead Infant and Nursery School and Cheam Common Infant's and Junior Academy's. Families will benefit from lots of amenities such as leisure centres, cricket clubs, parks and a variety of shops and restaurants in Worcester Park high street.

The accommodation consists of a useful entrance porch, hallway, a through living room and dining room, an open-plan kitchen diner with triple doors to the rear garden, utility room, downstairs shower room, two well-proportioned double bedrooms, a good-sized single bedroom and the family bathroom.

The property offers further scope for extension subject to the usual planning consents and in fact, the current owners have advised new electrical, water and heating supplies have been installed in readiness for a future loft conversion as well as electrical supplies installed in the garden for any future outbuilding.

The décor is modern and light, enhanced by well-proportioned room sizes, large bay windows and skylights to the open plan kitchen diner.

Externally, the 90ft approx. rear garden is high fence enclosed for privacy and includes a large decking area ideal for outside dining and socialising. To the front of the property, there is a block paved driveway providing off street parking.



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

ACCOMMODATION

Entrance Hall

Living Room - 13' x 11'3" max (3.96m x 3.43m max)

Family Room - 12'2" x 10' max (3.7m x 3.05m max)

Kitchen/Dining Room - 19' x 15'5" max (5.8m x 4.7m max)

Utility Room - 6'7" x 6'5" max (2m x 1.96m max)

Downstairs Shower Room/WC - 6'11" x 6'7" max (2.1m x 2m max)

Bedroom - 13'7" x 10'10" max (4.14m x 3.3mm ax)

Bedroom - 11'10" x 11'5" max (3.6m x 3.48m max)

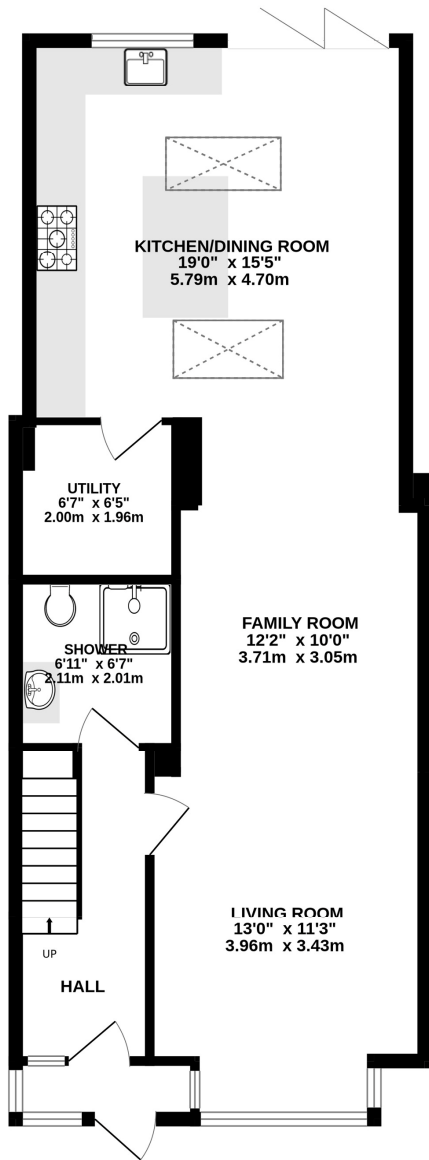
Bedroom - 8'2" x 6' max (2.5m x 1.83m max)

Family Bathroom - 7'7" x 5'6" max (2.3m x 1.68m max)

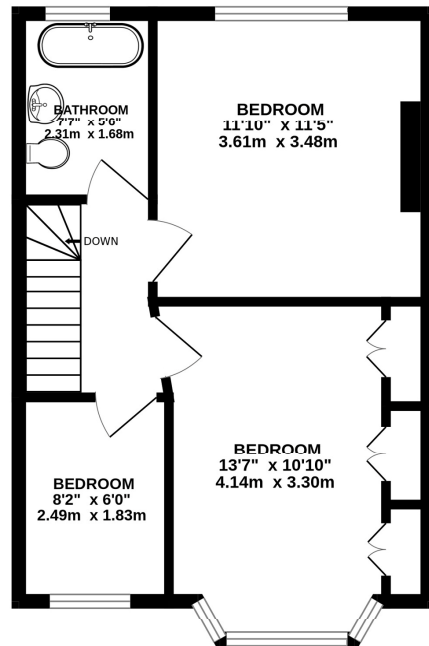
Garden - Approx. 90ft

Off Street Parking

**Ardrossan Gardens,
Worcester Park KT4 8SB**
INTERNAL FLOOR AREA
(APPROX.) 1125 sq ft/ 104.5 sq m
Garden extends to 90' (27.43m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth