



Ardrossan Gardens, , Worcester Park, KT4 7AY

- Three Bedroom Mid Terrace House
- Garage & Off Road Parking
- Sunny Rear Garden
- Great Transport Links
- NO ONWARD CHAIN
- Potential To Extend STPP
- Desirable Location

Asking Price £525,000



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DESCRIPTION

Located in the popular Ardrossan Gardens, this three-bedroom mid-terrace home offers an exciting opportunity for buyers seeking a property with scope to modernise and add value. Benefitting from a garage, two off-street parking spaces and potential to extend into the loft (STPP), it presents the perfect blank canvas for a growing family.

The ground floor comprises a bright front reception room with an attractive bay window, while to the rear there is a separate reception room featuring sliding doors opening onto the garden, creating an excellent connection between indoor and outdoor living. The kitchen overlooks the rear garden, where there is further scope to extend across the back of the property (STPP). Upstairs, there are two double bedrooms, a single bedroom and a family bathroom. Ideally positioned for local amenities, the property is within easy reach of Worcester Park Station, offering direct services to London Waterloo, alongside excellent bus links to Kingston, Sutton and Epsom. Well-regarded schools nearby include Dorchester Primary School, Malden Parochial CofE Primary School, Cheam Common Junior Academy and Cheam High School.

A fantastic opportunity to acquire a family home with excellent potential in a sought-after Worcester Park location.



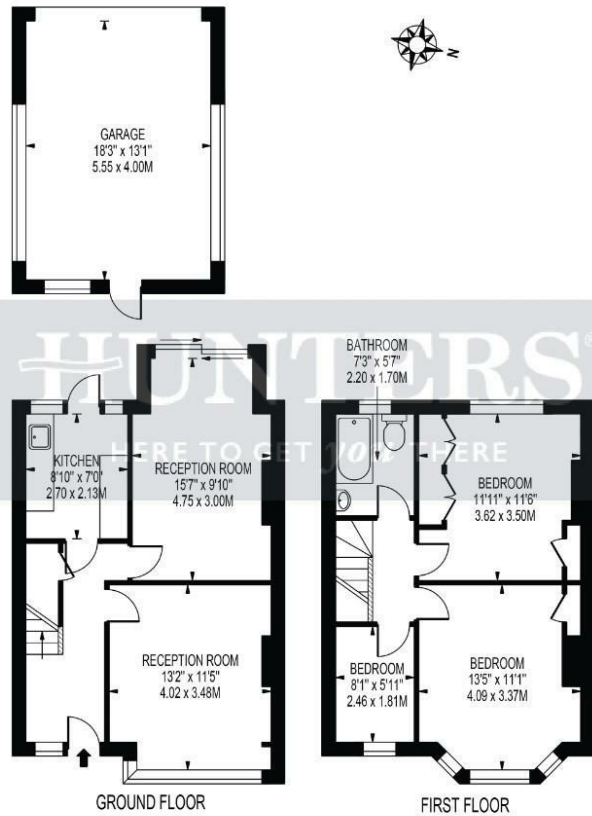


ARDROSSAN GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 871 SQ FT - 80.90 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 239 SQ FT - 22.20 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Viewings

Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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