





ARDROSSAN GARDENS, WORCESTER PARK, SURREY, KT4

£300,000 – £325,000 LEASEHOLD

A SPACIOUS TWO-BEDROOM MAISONETTE WITH PRIVATE GARDEN AND LOFT SPACE LOCATED CLOSE TO STONELEIGH BROADWAY AND TRAIN STATION

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



AT A GLANCE

- No Onward Chain
- Brand New Lease Upon Completion
- Two Double Bedroom
- First Floor Maisonette
- Private Garden
- Spacious Room Sizes
- Family Bathroom
- Boarded Loft Space
- Fitted Kitchen
- Close to Stoneleigh Train Station
- Within Easy Reach of Stoneleigh Broadway
- Several Well-Regarded Schools Close by

DESCRIPTION

*** Guide Price £300,000 - £325,000 ***

This well-presented first floor maisonette offers spacious and well-proportioned accommodation, complemented by a private rear garden and an excellent location within easy reach of both Stoneleigh Broadway and Stoneleigh railway station.

The accommodation comprises a welcoming entrance hall with useful storage, a spacious living/dining room, a fitted kitchen, two generous double bedrooms and a family bathroom. Further benefits include a large loft space, providing excellent additional storage, and a private rear garden which is predominantly laid to lawn, offering a pleasant space for outdoor entertaining and relaxation.

The property is ideally positioned for the amenities of Stoneleigh Broadway, with its selection of shops, cafés, restaurants and everyday conveniences. Worcester Park High Street is also within easy reach, while both Stoneleigh and Worcester Park offer fast and frequent rail services into Central London, making the property particularly well suited to commuters.

The area is popular with families and professionals alike, with a number of well-regarded local schools nearby, including Mead Infant School and Auriol Junior School. There are also several attractive green spaces close by, including the historic Nonsuch Park, providing extensive areas for walking, recreation and leisure.

A further significant benefit is that the vendor is currently in the process of extending the lease by approx. 99 years therefore will have approx. 183 years upon completion of sale.













ACCOMMODATION

Entrance Hall

Storage Cupboard

Living/Dining Room - 14'1" x 11'10" Max (4.3m x 3.6m Max)

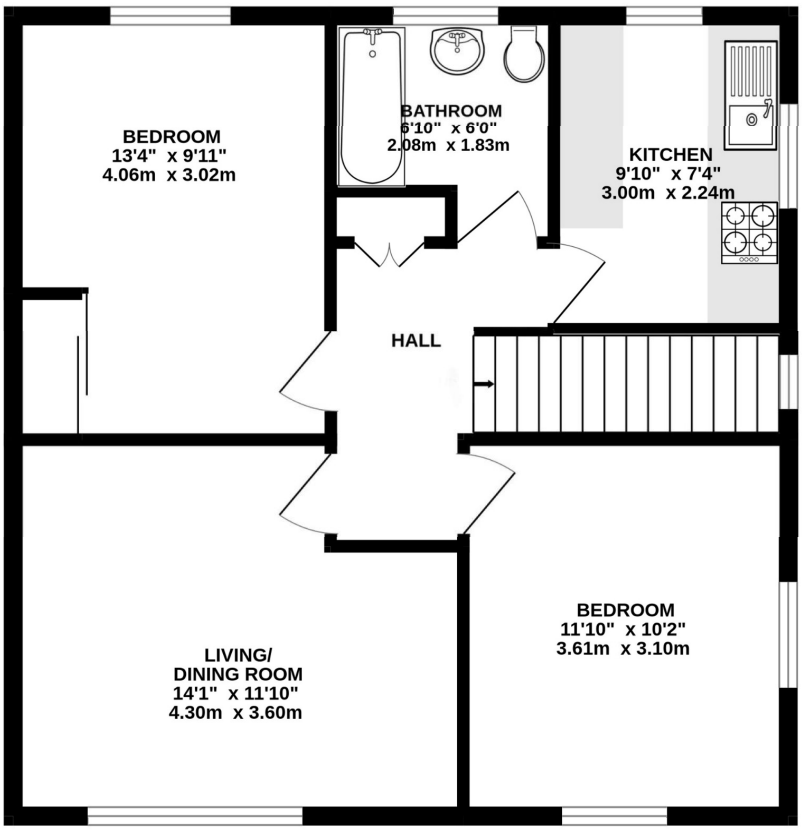
Kitchen - 9'10" x 7'4" Max (3m x 2.24m Max)

Bedroom - 13'4" x 9'11" Max (4.06m x 3.02m Max)

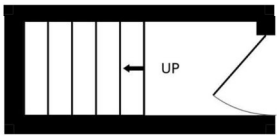
Bedroom - 11'10" x 10'2" Max (3.6m x 3.1m Max)

Bathroom - 6'10" x 6' (2.08m x 1.83m)

Private Rear Garden - Approx 40ft (41ft x 28ft)



FIRST FLOOR MAISONETTE



GROUND FLOOR
ENTRANCE

Ardrossan Gardens, Worcester Park KT4 7BA

INTERNAL FLOOR AREA (APPROX.) 650 sq ft/ 60.3 sq m

Garden to 40' (12.19m) approx.

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 © 2026.

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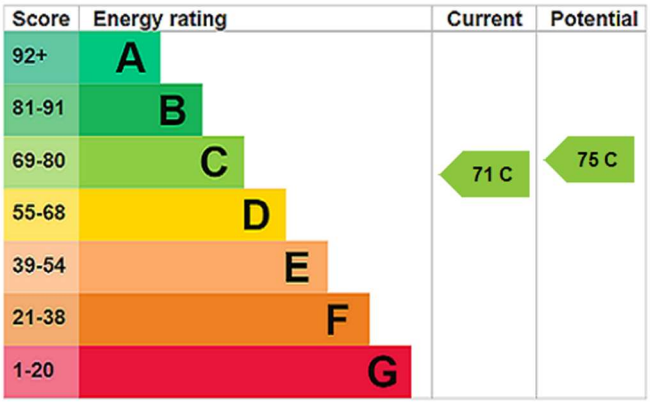

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