

**ARDROSSAN GARDENS, WORCESTER PARK, SURREY, KT4**

**£685,000 FREEHOLD**

**A BEAUTIFULLY RENOVATED SEMI-DETACHED FAMILY HOME LOCATED CLOSE TO A VARIETY OF TRANSPORT LINKS AND SEVERAL WELL-REGARDED SCHOOLS**

**Winkworth**

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## AT A GLANCE

- Beautifully Presented Family Home
- Semi-Detached
- Open-Plan Kitchen/Dining Room
- 3 Bedrooms
- Entrance Hall
- Living Room
- Gym/Office Plus Store
- Landscaped Rear Garden 65ft Approx
- Close to Several Well-Regarded Schools

## DESCRIPTION

This truly stunning family home is the perfect example of a 1930's semi-detached property, extended and renovated throughout to an extremely high standard. Benefits include fantastic open-plan living space, superb décor and design, a vast cabin at the end of the garden and a convenient location, close to a variety of transport links and several well-regarded schools.

The accommodation to the ground floor comprises a spacious entrance hall with bespoke fitted storage under the stairs, a cloakroom/WC, a front aspect living room with a log burner, fitted cupboards and a large bay window including plantation shutters, a useful utility cupboard and quite simply, an outstanding open-plan kitchen diner/family room. The kitchen area has been thoughtfully designed by the current owners, to include an island with quartz worktops, wine cooler, fitted high-end appliances, air-con/heating unit and beautiful Crittall-like doors overlooking the rear garden. Upstairs, as you enter the first floor there is a second air con unit on the landing, two well-proportioned double bedrooms, both including fitted wardrobes, a third single bedroom, and a luxury family bathroom.

Externally, the circa 65ft landscaped rear garden enjoys a westerly aspect and offers a generous patio area providing the perfect setting for alfresco dining and socialising. At the end of the garden, there is an impressive, insulated cabin, ideal as a home office or studio plus a workshop/storage area, and a large decking ideal for relaxation. To the front, the driveway provides off street parking and an EV charger as well as side access.

Locally, the property is set within easy reach of Stoneleigh Broadway and Worcester Park high street, both providing an array of amenities such as shops, restaurants and transport links including Worcester Park and Stoneleigh train stations as well as a variety of bus routes towards Kingston, Epsom, Sutton and Heathrow. Families will benefit from well-regarded education including The Mead Infant and Nursery School and Cuddington Community Primary School and several parks including the historic Nonsuch Park.



## ACCOMMODATION

### Entrance Hall

**Living Room** - 13'4" x 11'8" Max (4.06m x 3.56m Max)

**Kitchen/Dining Room** - 21'7" x 17'3" Max (6.58m x 5.26m Max)

### Downstairs WC

**Bedroom** - 13'9" x 11' Max (4.2m x 3.35m Max)

**Bedroom** - 11'11" x 11'9" Max (3.63m x 3.58m Max)

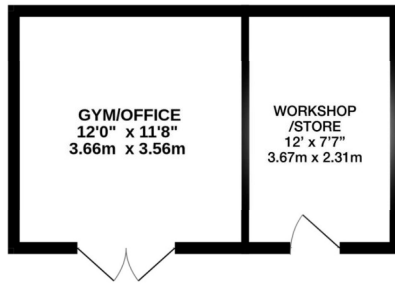
**Bedroom** - 8'2" x 6' Max (2.5m x 1.83m Max)

**Gym/Office** - 12' x 11'8" Max (3.66m x 3.56m Max)

**Workshop/Store** - 12' x 7'7" Max

**Rear Garden** - Approx 65ft

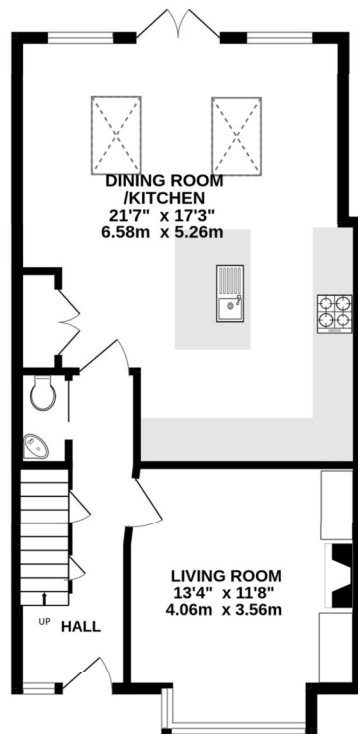




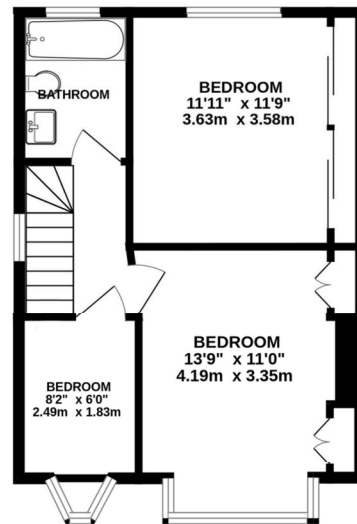
**Ardrossan Gardens,  
Worcester Park KT4 7AX**

INTERNAL FLOOR AREA  
(APPROX.) 1230 sq ft/ 114.3 sq m  
Including Outbuilding

Garden extends to 65' (19.81m) approx.



GROUND FLOOR



FIRST FLOOR

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