



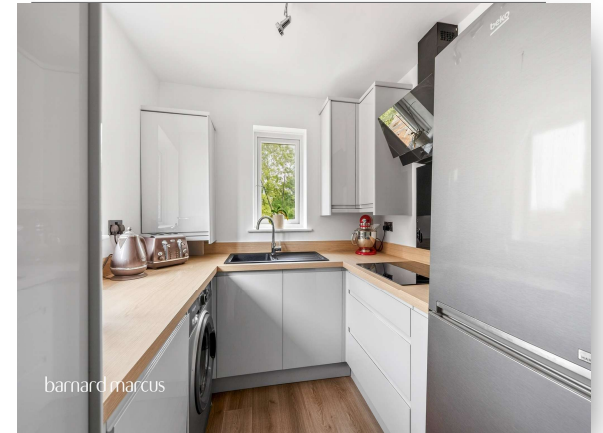
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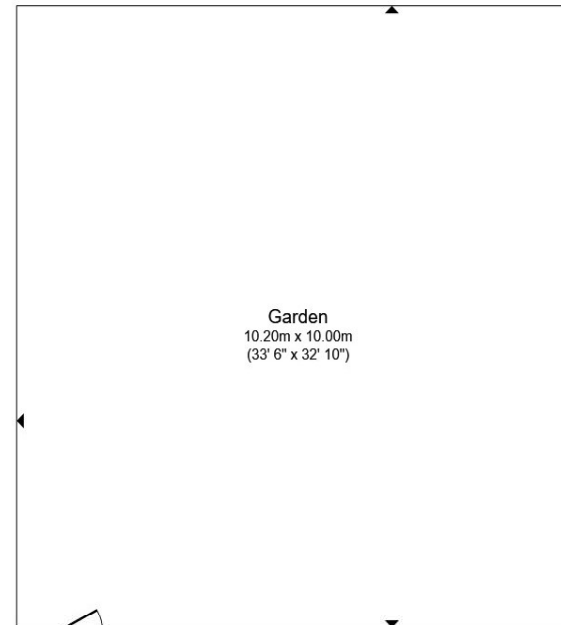
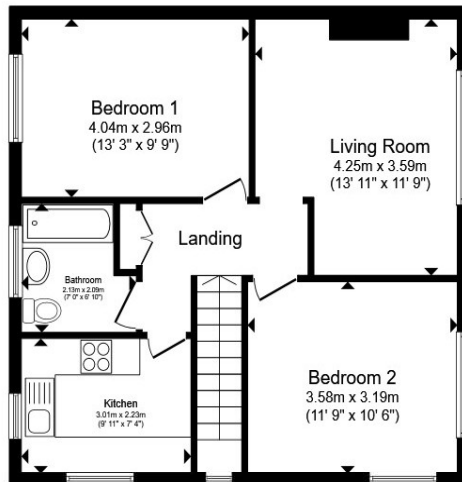
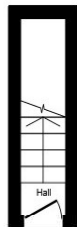
Ardrossan Gardens, Worcester Park, KT4 7AZ

welcome to

Ardrossan Gardens, Worcester Park

A beautifully presented two double bedroom first floor maisonette located just 0.5 mile to Stoneleigh Railway Station and surrounded by outstanding schools. Benefits include a generous private rear garden, spacious living accommodation and private loft space. Immediate Inspection highly recommended.





Ground Floor

First Floor

Outbuilding

Total floor area 60.7 m² (654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Current lease: 85 Years however lease extension upon completion.

This attractive first floor maisonette is presented in excellent decorative order throughout, offering larger than average room sizes throughout.

The property features a spacious reception room, enjoying a pleasant outlook and ample room for both living and dining, create a welcoming and versatile living space. The modern fitted kitchen has been well maintained, offering a range of units, integrated appliances and dual aspect windows allowing plenty of natural light. Both bedrooms are generously sized doubles and can comfortably afford additional furniture suitable for families or as a home study. The accommodation is completed by a family bathroom suite, with panel bathtub and heated towel rail.

Externally, the property boasts a sizeable private rear garden, mainly laid to lawn with a patio seating area, providing excellent outdoor space for entertaining and gardening.

Further benefits include double glazing throughout, private entrance and loft space.

welcome to

Ardrossan Gardens, Worcester Park

- Two Double Bedrooms
- First Floor Maisonette
- Large Private Rear Garden
- Private Entrance
- 0.5 Mile to Stoneleigh Railway Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 175 years from 20 Jun 2026.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP107157



Property Ref:
WCP107157 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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