

Worcester Park
48 Parkdale Crescent,
Surrey
KT4 7QF

- **A Freehold Detached Bungalow with Garage**
- **Occupying a Site extending to 0.031 Hectares (0.075 Acres)**

Vacant Possession

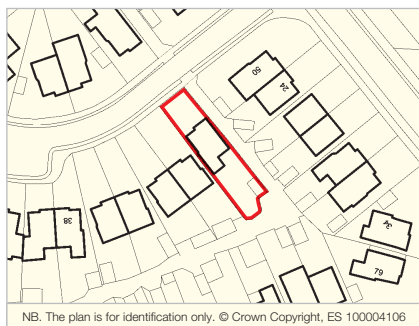


To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.30 a.m. – 12 noon (Ref: UD).

Seller's Solicitor

Lewis & Dick (Ref: J Owen).
 Tel: 0208 393 0355.
 Email: ewell@lewis-dick.com



NB. The plan is for identification only. © Crown Copyright, ES 100004106

VACANT – Freehold Bungalow



Tenure

Freehold.

Location

The property is situated on the south side of Parkdale Crescent near to its junction with Cromwell Road. The extensive shops and facilities of Epsom and Kingston Upon Thames are both within reach to the south and north respectively. Road access is provided by the nearby A240 which provides access to Epsom and Ewell to the south and Surbiton, Kingston and the A3 to the north. Rail services run from Tolworth Rail Station approximately 1 mile to the north-west.

Description

The property comprises a detached bungalow arranged beneath a pitched roof. The property benefits from off-street parking, a rear garden and a garage located to the rear.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
 Reception Room, Three Bedrooms, Kitchen, Bathroom

Site Area 0.031 Hectares (0.075 Acres)

Planning

Local Authority: Sutton Council.
 Tel: 0208 770 5000.

The property may afford potential for an extension subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.